

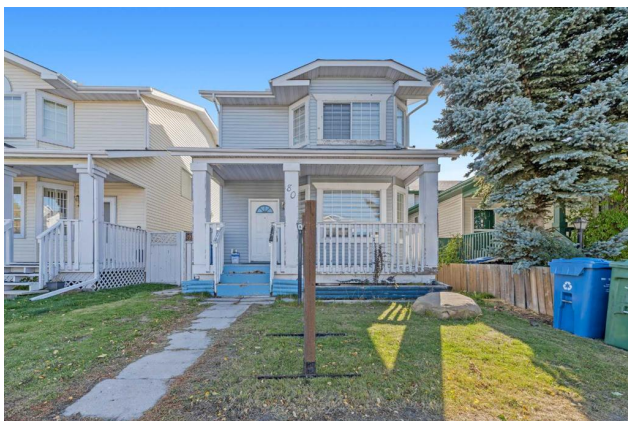


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 COSTA MESA Close, Calgary T1Y 6X1**

MLS®#: **A2170303** Area: **Monterey Park** Listing Date: **10/07/24** List Price: **\$569,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1992**  
Lot Information  
 Lot Sz Ar: **3,035 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,466**  
 Low Sqft:  
 Ttl Sqft: **1,466**

DOM

**44**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **3**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**  
 Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Linoleum**  
 Sewer: Ext Feat: **Lighting,Rain Gutters** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Laminate Counters,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`3" x 4`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 11`3"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`0" x 13`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 22`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 7`6"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>6`10" x 6`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`10" x 9`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 14`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 5`5"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>6`4" x 13`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`0" x 12`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>10`9" x 17`0"</b>

Furnace/Utility Room

Basement

8`2" x 15`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9210182**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Great Family Home | Incredible Location | 3 Beds & 2.5 Baths Upstairs | 1 Bed & 1 Bath Basement Suite(illegal) | Open Floor Plan | Great Living Space | Large Windows | Ample Natural Light | Separate Entry to Basement | Front Porch | Rear Deck | Large Backyard | Rear Parking | Alley Access. Welcome to 80 Costa Mesa Close NE, a great family home boasting 1466 SqFt throughout the main and upper levels with an additional 601 SqFt in the 1 bedroom basement suite(illegal). Open the front door to a large living room framed with windows filling the space with natural light. The kitchen and dining rooms are an open floor plan making this an easy space to spend time with family when cooking. The kitchen is outfitted with laminate countertops, full height wood cabinets and a corner pantry for dry goods storage. The dining room is paired with sliding glass doors that lead to the deck and backyard. Step down into the family room which is accented with a gas fireplace adding both style and comfort. The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms and 2 full bathrooms. The primary bedroom has a walk-in closet with built-in closet organizers and a private 4pc ensuite bath. Bedrooms 2 & 3 are both a great size, these have open door closets with organizers and share the main 4pc bath with a tub/shower combo. Downstairs, the 1 bedroom basement suite(illegal) has a separate entrance! Head down the stairs into an open floor plan kitchen and rec room making it easy to accommodate both living and dining here. The basement kitchen has laminate countertops, white appliances and tile flooring. The bedroom on this level is spacious and this level has a 4pc bathroom with a tub/shower combo. The laundry for the home is located on this lower level in the utility room. Outside, this home has a great backyard with plenty of lawn space to enjoy! The rear parking pad is accessed through the back lane. Just on the other side of this alley is a park & playground for kids to enjoy! The location truly can't be beat; quick access to 68 Street NE, McKnight Blvd NE & Stoney makes it easy for a school or work commute! Hurry and book your showing at this great family home today!**

Inclusions:  
Property Listed By:

**Basement: Stove, Range Hood, Refrigerator  
RE/MAX Crown**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





