

86 SAN DIEGO Manor, Calgary T1Y 7B6

MLS®#: **A2182909** Area: **Monterey Park** Listing Date: **12/12/24** List Price: **\$629,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **3,227 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,066**
 Low Sqft:
 Ttl Sqft: **1,066**

DOM

9
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Lawn,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Second	7`9" x 5`8"	4pc Bathroom	Second	7`3" x 5`0"
Bedroom	Second	8`6" x 13`7"	Bedroom	Second	8`7" x 8`10"
Bedroom - Primary	Second	11`1" x 13`7"	Dining Room	Main	10`0" x 11`6"
Foyer	Main	4`7" x 6`0"	Kitchen	Main	10`1" x 11`4"
Living Room	Main	15`6" x 14`0"	4pc Bathroom	Third	7`0" x 8`4"
Bedroom	Third	9`3" x 10`10"	Bedroom	Third	9`2" x 10`9"
Kitchen	Basement	8`0" x 12`2"	Laundry	Basement	7`1" x 11`10"
Game Room	Basement	13`9" x 12`10"	Furnace/Utility Room	Basement	5`1" x 8`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9512692

Remarks

Pub Rmks: **Welcome to your new home in beautiful Monterey Park! This charming and spacious 4-level split has been thoughtfully updated with modern finishings and includes a 2-bedroom suite. As you approach, you'll admire the well-landscaped yard, currently tucked under a blanket of snow but ready to shine in the summer months. Step inside, and you're greeted by soaring ceilings in the bright and inviting living room, leading seamlessly into the kitchen and dining area. Upstairs, you'll find a full bathroom servicing two cozy bedrooms, while the primary bedroom boasts its own ensuite for added convenience. The third level offers a private 2-bedroom illegal suite with a separate entrance, perfect for a multi-generational family or as a rental income opportunity. On the fourth level, you'll discover an additional kitchen and living room area, ideal for entertaining or relaxing. Outside, the oversized 22' x 26' double garage is a dream for car enthusiasts, hobbyists, or families in need of extra storage space. This home has it all—space, functionality, and versatility.**

Inclusions:
Property Listed By: **N/A
Real Broker**

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











86 San Diego Manor NE, Calgary, AB

Basement (Below Grade) Exterior Area 962.14 sq ft
Interior Area 915.29 sq ft



PREPARED: 2024/12/01

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Main Floor Exterior Area 1008.45 sq ft
Interior Area 957.05 sq ft



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