



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 ANAHEIM Crescent, Calgary T1Y 7B8**

MLS®#: **A2185987**

Area: **Monterey Park**

Listing Date: **01/16/25**

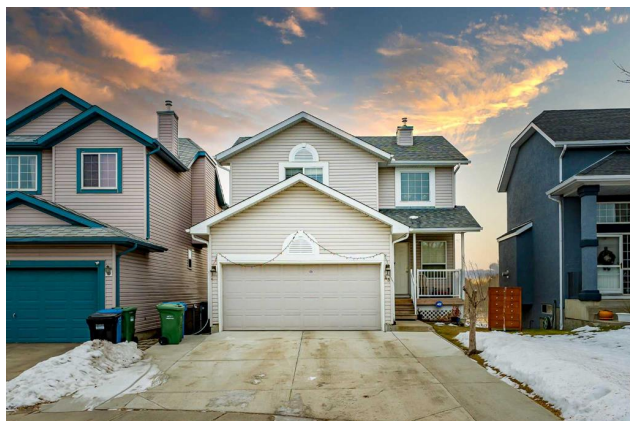
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **3,616 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Environmental Reserve**  
Park Feat: **Double Garage Attached**

DOM

**97**

Layout

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

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**  
Int Feat: **Natural Woodwork,No Animal Home,No Smoking Home,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 5`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 22`2"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`1" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 10`6"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>4`9" x 7`6"</b>
<b>Game Room</b>	<b>Lower</b>	<b>12`7" x 12`10"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>13`5" x 10`1"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 13`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`1" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`1" x 12`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`3" x 11`1"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>9`1" x 12`3"</b>

Title: **Fee Simple**  
Legal Desc: **9612670**  
Zoning: **R-CG**

Remarks

Pub Rmks: **Nestled in the heart of Monterey Park, this impeccably maintained and upgraded home offers the perfect combination of style, functionality, and location. Backing onto a serene environmental reserve/grove, the property boasts stunning views and a rare walkout basement complete with a fully equipped illegal suite. The main floor features an open-concept design with a cozy family room highlighted by a gas fireplace and elegant Acacia hardwood flooring. The spacious kitchen showcases solid oak cabinetry, a double corner sink overlooking the southwest-facing backyard, and durable tile flooring. The bright nook area opens to a southwest-facing back deck, ideal for sun enthusiasts seeking a private retreat. Upstairs, you'll find three generously sized bedrooms, including the master suite with a walk-in closet, a luxurious 4-piece ensuite featuring a jetted tub, and ample natural light. The fully finished walkout basement adds exceptional value with its 1-bedroom suite, complete with a separate laundry area, offering potential for rental income or additional family living space. The double attached garage is fully insulated, drywalled, and heated, perfect for Calgary winters. Situated on a quiet street yet conveniently close to playgrounds, public transportation, and other amenities, this home is ideal for families. Don't miss the opportunity to make this wonderful property your own!**

Inclusions: **n/a**  
Property Listed By: **TREC The Real Estate Company**

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

