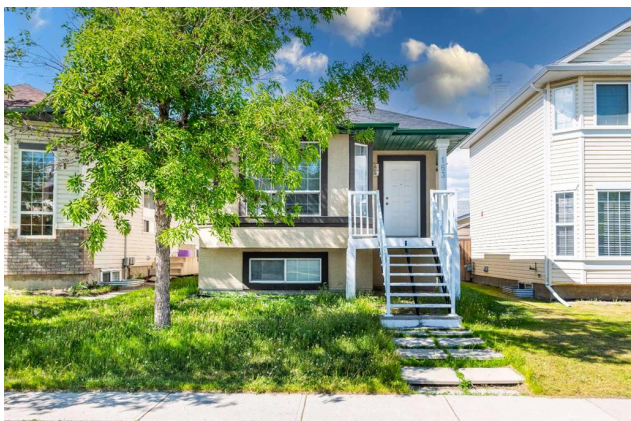


**163 ANAHEIM Circle, Calgary T1Y7C9**

MLS®#: **A2186946**    Area: **Monterey Park**    Listing Date: **01/13/25**    List Price: **\$555,000**  
 Status: **Active**    County: **Calgary**    Change: **None**    Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**    Finished Floor Area  
 Year Built: **1998**    Abv Sqft: **972**  
 Lot Information    Low Sqft:  
 Lot Sz Ar: **3,164 sqft**    Ttl Sqft: **972**  
 Lot Shape: **31.70 M 104.01**

DOM

**19**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**    Construction: **Stucco,Wood Frame**  
 Heating: **Central,Forced Air,Natural Gas**  
 Sewer:    Flooring: **Vinyl Plank**  
 Ext Feat: **Private Entrance**    Water Source:  
    Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`4" x 14`7"	Bedroom - Primary	Main	10`6" x 14`7"
4pc Bathroom	Main	8`4" x 5`0"	Kitchen	Main	8`6" x 10`4"
Living Room	Main	13`3" x 15`2"	Dining Room	Main	12`8" x 9`2"
Bedroom	Basement	11`7" x 12`1"	Bedroom	Basement	8`0" x 14`0"
Kitchen	Basement	9`10" x 10`1"	Living Room	Basement	12`10" x 9`10"
4pc Bathroom	Basement	5`0" x 8`0"	Laundry	Basement	9`10" x 16`9"
Storage	Basement	8`0" x 3`3"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1N**

**9711407**

Remarks

Pub Rmks: **Welcome to this lovely bi-level home in the sought-after neighborhood of Monterey Park! This spacious residence is an excellent opportunity for investors or first-time home buyers. With a smart layout and thoughtful design, this property creates a warm and inviting atmosphere. On the upper level , you will find two cozy bedrooms and a full bathroom , perfect for relaxation . The lower level features two additional bedrooms and another full bathroom, making it great for hosting guests or accommodating a growing family . The upper level has been fully renovated, providing a fresh and modern living experience. One of the highlights of this home is the separate entrance to the basement, offering the potential for extra living space or rental income . The double detached garage is heated , keeping your vehicles and belongings safe year-round while also provide plenty of storage or workshop space for your hobbies. Located in the desirable Monterey Park neighborhood, this home is close to schools, parks, shopping and dining options . The friendly community adds to the feeling of belonging and safety, making it a wonderful place to live. Don't miss your chance to own this attractive and practical home in Monterey Park. Schedule a viewing today and discover the charm and convenience it has to offer.**

Inclusions: n/a  
Property Listed By: **Century 21 Bravo Realty**

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









