

**315 COSTA MESA Close, Calgary T1Y 6W7**

MLS®#: **A2197748** Area: **Monterey Park** Listing Date: **03/05/25** List Price: **\$595,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 02-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1992**  
Lot Information  
 Lot Sz Ar: **3,186 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped**  
 Park Feat: **Alley Access,Double Garage Detached,On Street**

Finished Floor Area  
 Abv Sqft: **1,520**  
 Low Sqft:  
 Ttl Sqft: **1,520**

DOM

**31**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`11" x 5`11"	Kitchen	Main	9`1" x 10`5"
Breakfast Nook	Main	9`10" x 10`9"	Dining Room	Main	10`1" x 11`3"
Living Room	Main	11`0" x 19`0"	Family Room	Main	11`3" x 11`4"
Bedroom	Basement	8`7" x 10`1"	Game Room	Basement	9`2" x 18`3"
Flex Space	Basement	10`9" x 14`2"	Storage	Basement	4`5" x 6`8"
Laundry	Basement	7`0" x 11`0"	Bedroom - Primary	Upper	11`4" x 11`10"
Bedroom	Upper	9`8" x 9`10"	Bedroom	Upper	8`8" x 9`9"

2pc Bathroom  
4pc Ensuite bath

Main  
Upper

2'6" x 7'3"  
4'11" x 6'9"

4pc Bathroom  
4pc Bathroom

Legal/Tax/Financial

Upper  
Basement

4'11" x 8'0"  
7'0" x 7'1"

Title:  
**Fee Simple**  
Legal Desc:

**9112480**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to your future home in northeast Calgary, where comfort meets potential in this charming 4-bedroom, 3.5-bathroom detached single-family residence. Nestled in a quiet close, this home offers an impressive 2411 square feet of developed living space designed to suit a family's needs while providing opportunities for personal customization. As you step inside, you'll find large, flexible living spaces that promise an immediate sense of warmth and functionality. Three of the home's bedrooms are situated upstairs, with a fourth in the basement, allowing for a vibrant family living experience with enough room to accommodate changing needs and preferences over time. The heart of this home is its main floor, which features a modern open kitchen with granite counters, a large family room, and flexible dining/living rooms, leaving the space completely adaptable to your family's style. The oversized back deck adds an additional layer of appeal, imagine hosting summer barbecues or family gatherings with ease! Upstairs there are no carpets, perfect for those with allergies! The primary bedroom benefits from hardwood floors, a walk in closet and a renovated ensuite. The basement is fully developed, and includes its own 4 piece bathroom, a good sized bedroom, an additional storage room, and a large recreational/games room that spans over most of the basement. This is the perfect setup for someone who wants their own space within the house, or simply a great additional space to host family activities away from the main floor of the house. Convenience continues with a double detached garage, offering ample storage and parking solutions. For growing families, the nearby greenspace equipped with a playground offers a natural extension to your home's recreational opportunities. This property combines move-in readiness with the freedom to infuse your personal style, making it an ideal choice for those who see their home as both a cozy haven and a canvas for your own creative flavor. Seize the opportunity to make this adaptable Calgary home your own, and step into a blend of comfort and potential. View 3D tour/multimedia/virtual tour**

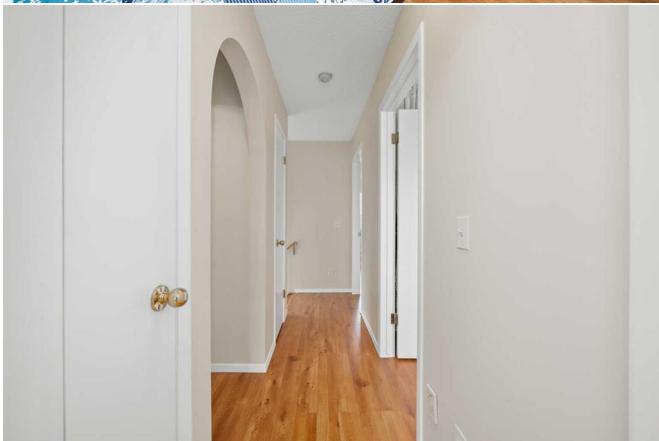
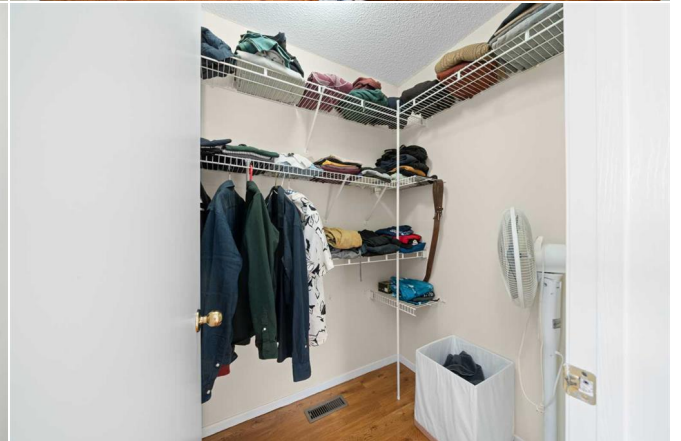
Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX First**

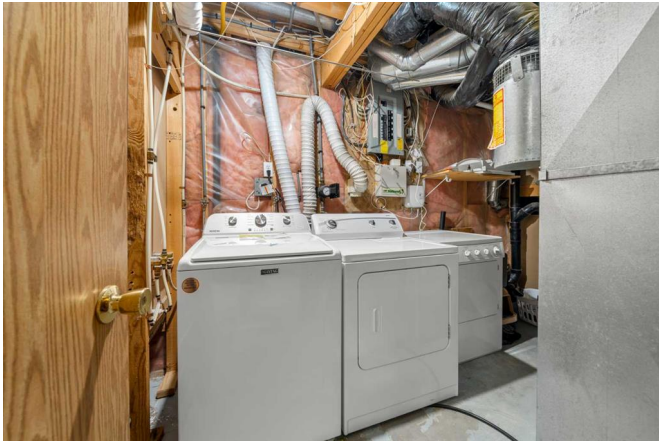
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











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THIS PLAN REPRESENTS AN APPROXIMATE, GENERAL, NOT TO SCALE

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