



THE
A-TEAM

**RE/MAX
FIRST**

77 SAN DIEGO Crescent, Calgary T1Y 7C3

MLS® #: **A2202384**

Area: **Monterey Park**

Listing Date: **03/14/25**

List Price: **\$679,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 03-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Lot Information

Lot Sz Ar: **4,241 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,670**
Low Sqft:
Ttl Sqft: **1,670**

DOM

30
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Chandelier,Granite Counters,No Animal Home,No Smoking Home,Pantry,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	53`7" x 51`8"
Kitchen	Main	43`9" x 39`11"
Bedroom	Main	41`3" x 36`1"
Laundry	Main	19`11" x 17`9"
4pc Ensuite bath	Upper	26`0" x 15`10"
Bedroom	Upper	38`0" x 35`6"
Storage	Basement	126`4" x 53`1"

Room	Level	Dimensions
Dining Room	Main	51`11" x 44`0"
Family Room	Main	51`8" x 51`5"
4pc Bathroom	Main	23`9" x 17`0"
Bedroom - Primary	Upper	43`9" x 42`5"
4pc Bathroom	Upper	26`0" x 16`5"
Den	Basement	30`11" x 27`4"

Title: **Fee Simple**
Legal Desc: **9612138**

Zoning: **R-CG**

Remarks

Pub Rmks: ****OPEN HOUSE ON SUNDAY, APRIL 6 2-4PM. Welcome to 77 San Diego Cres, a stunning previous showhome and newly renovated 4-level split that seamlessly blends modern elegance with the warmth of ageless oak wood. Nestled on a quiet street in the well-established community of Monterey Park, this home offers brand-new finishes throughout while maintaining a timeless charm. This home offers total 3 FULL baths and 3 LARGE bedrooms and 1 in the basement ready for an egress window. Step inside to a bright and airy formal gathering space, where luxury vinyl plank flooring and contemporary light fixtures set a sleek, modern tone. The open-concept kitchen is a true statement piece, featuring brand-new stainless steel appliances, black quartz countertops, a marbled tile backsplash, and crisp white cabinetry, all beautifully complemented by rich oak accents that bring warmth and character. The spacious dining area with gas fireplace flows effortlessly into the backyard, where a large deck, a fenced yard, and an RV parking pad offer both functionality and privacy. Gates open to the back alleyway, providing easy access for vehicles, trailers, or additional storage. A storage shed completes the outdoor space, offering even more convenience. The primary bedroom is a true retreat, with a walk-in closet and enhanced by sleek potlights above the bed that create a bright yet relaxing ambiance, perfectly complementing the home's modern aesthetic. One of the home's standout features is the third level, offering additional living space that enhances both comfort and functionality. Perfect for multi-generational living, this level boasts a generous family room with a cozy fireplace, a full bathroom, and a bedroom conveniently located just steps from the kitchen—ideal for aging parents or guests seeking privacy and accessibility. Heading down to the basement, you'll discover a unique crawlspace, which can be split into two functional areas—half dedicated to storage and half designed as a playful hideaway for kids. This level also features a flex space that can serve as a home office, along with a room and a walk-in closet. The 3rd level & basement have the possibility of a conversion to a suite; a secondary suite would be subject to approval and permitting by the city/municipality. Located just minutes from McKnight Blvd and Stoney Trail, this home offers quick access across the city, while being surrounded by scenic walking paths and parks. With a fresh, modern renovation that thoughtfully preserves the beauty of oak wood throughout, this home is the perfect blend of contemporary style and timeless appeal. This home has a new hot water tank, and roof replaced in the last few years. This home is AS-IS, move-in ready and waiting for you—book your private viewing today!**

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

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





