

### 48 LA VALENCIA Gardens NE Calgary, Alberta

MLS # A2247241



## \$569,900

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,009 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** none

Immaculate raised bi-level house in a well-established community of Monterey park, boasting a prime location walking distance from the bus stop, a shopping centre, banks, schools, library, medical facilities gas stations and more. This residence features 2 bedrooms, one bath, a generous dining area, and a spacious living room on the Main level separate laundry near basement door. Basement comes with 2 BED ILLEGAL SUITE WITH SEPARATE ENTRANCE . It has 2 bed , 1 bath ,living/Rec room and separate laundry INSIDE BASEMENT . The backyard features with brand new deck garden area and detached double car garage and paved back lane. Recent upgrades encompass a newly developed basement fairly new roof, siding, eavestroughs, screens, vinyl plank flooring, fresh paint, a hot water tank, and modern light fixtures. This meticulously maintained property is perfectly suited for families and discerning investors seeking a turnkey home. Embrace the paved front yard for extra parking . Conveniently situated near major highways. Don't hesitate & schedule your exclusive viewing appointment today!