

61 San Diego Way NE  
Calgary, Alberta

MLS # A2260496



**\$438,800**

**Division:** Monterey Park

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,006 sq.ft. **Age:** 1995 (31 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Off Street

**Lot Size:** 0.08 Acre

**Lot Feat:** Back Lane, Rectangular Lot

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters

**Inclusions:** N/A

Welcome to this very well kept Detached Two Storey home in the much DESIRED community of Monterey Park. Located on a quiet street, within walking distance of public transit and easy access to Stoney Trail and 16th Ave. The main floor of this house boasts an OPEN FLOOR plan comprising of a HUGE living room, dining and kitchen. The Chef's pride kitchen comprise of all Stainless Steel Appliances. The Kitchen has Patio sliding doors leading out to a large deck. The upstairs includes three SPACIOUS bedrooms and a full 4-piece bathroom. The basement is finished with a HUGE Family room, a full washroom and the utility room. The backyard is fully fenced. FRESHLY painted, newer FLOORING, NEW LIGHTING Fixtures, New QUARTZ counter top in the kitchen - the house boasts of a lot of upgrades recently done. An excellent starter home - don't let it slip out of your hands!