

81 San Diego Crescent NE  
Calgary, Alberta

MLS # A2224991



**\$659,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,774 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this fully renovated home on a corner conventional lot in the desirable community of Monterey Park. Situated on a massive pie-shaped lot with a large front driveway, paved back alley access, and a fully fenced yard, this home offers excellent curb appeal and ample outdoor space. Inside, you'll find a bright and functional layout featuring quartz countertops, stainless steel appliances, and central air conditioning that cools the entire home for year-round comfort. The upper level offers three spacious bedrooms plus a large bonus room, ideal for a second family area or play space. The main floor includes a versatile bedroom that can also serve as a home office, along with two generously sized living rooms, perfect for entertaining and family gatherings. The fully finished basement features one bedroom, a full bathroom, and a kitchen, with potential to add another bedroom—ideal for extended family or rental income. This home is within walking distance to Monterey Park Elementary School and the community center, and just minutes from Monterey Park Shopping Plaza, which includes Co-op, Scotiabank, dental and medical clinics, restaurants, and more. With quick access to 16 Avenue and Stoney Trail, commuting is a breeze. This home is a rare find—immaculate condition, functional layout, investment potential, and an unbeatable location. Don't miss your chance to own this incredible property in Monterey Park—schedule your private viewing today!