

69 San Diego Manor NE

Calgary, Alberta

MLS # A2226078



\$578,800

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,028 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, See Remarks, Treed		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Laminate, Tile		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Vinyl Siding		Zoning: R-CG
Foundation:	Poured Concrete		Utilities: -
Features:	Central Vacuum, High Ceilings, Open Floorplan, See Remarks, Separate Entrance		
Inclusions:	Sofa in Living room		

Nestled on a quiet, picturesque street in a highly sought-after neighborhood, this charming and updated bungalow offers the perfect blend of comfort, style, and practicality. Featuring four spacious bedrooms, soaring vaulted ceilings, and an airy open-concept layout filled with natural light through the many windows- and highlighted by a striking bay window in the living room—this home is designed for easy family living. The main floor includes a generous primary bedroom with a walk-in closet, & another good sized bedroom, while the kitchen boasts rich oak cabinetry with plenty of cabinets and pantry. The spacious dining nook with patio doors leads to a large railed deck, ideal for entertaining. The home also features two full beautiful bathrooms. Recent upgrades include new carpets on upper bedrooms and stairs plus fresh paint, modern lighting, and updated toilets, ensuring a move-in-ready experience. The fully developed lower level with a separate entrance adds incredible versatility, offering two additional bedrooms, a full bathroom, a large laundry/utility area, and flexible space for a media room, office, or guest accommodations—perfect for multigenerational living. Completing the property is an impressive double detached garage with 220V wiring, dual overhead doors, one with an elevated ceiling, plus paved alley access and bonus street parking by the nearby green space. All this, just steps from transit, close to schools, shopping, and essential amenities—an exceptional opportunity for the discerning buyer, on a tranquil street, and well-established community.