

184 Carmel Close NE  
Calgary, Alberta

MLS # A2226334



**\$619,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** n/a

**CORNER LOT | ILLEGAL SUITE | 5 BED + 3 BATH | WELL-ESTABLISHED NEIGHBORHOOD | DOUBLE CAR GARAGE + DRIVEWAY**

Welcome to this beautifully updated bi-level home situated on a spacious corner lot in the sought-after community of Monterey Park. This charming property offers a perfect blend of modern finishes and functional living, complete with a double detached garage, driveway parking, and a layout ideal for families or investors. As you step inside, you're greeted by a welcoming foyer with a convenient closet for coats and shoes, leading upstairs to a bright and inviting living room bathed in natural light from its large vinyl window. The open-concept layout flows seamlessly into the dining area, an ideal space for entertaining guests. The modern kitchen boasts neutral-toned cabinetry, a stylish accent backsplash, and stainless steel appliances, combining aesthetics and functionality. The main level offers two spacious bedrooms, a beautifully renovated 3-piece bathroom with a custom standing shower, and a dedicated laundry area for added convenience. The primary bedroom is a peaceful retreat, complete with a private 4-piece ensuite featuring a luxurious standing shower and elegant finishes. Downstairs, you'll find an illegal basement suite with its own separate side entrance and separate laundry, offering privacy and flexibility for extended family or potential rental income. The basement includes two additional bedrooms, a large recreation room, a full kitchen with ample cabinetry and counter space, and a 4-piece bathroom. A second washer and dryer are located in the utility room, making this lower-level space fully self-contained. Enjoy outdoor living on the corner lot, offering extra yard space and a double detached garage for additional storage and secure parking. Located in the established and family-friendly

neighborhood of Monterey Park, this home is close to schools, shopping centers, playgrounds, and green spaces. With easy access to major roadways such as Stoney Trail and 16th Avenue, commuting across the city is quick and convenient. Whether you're looking for a family home with room to grow or a smart investment opportunity, this property delivers. Schedule your private viewing today!