

# \$649,900 - 43 Anaheim Crescent Ne, Calgary

MLS® #A2185987

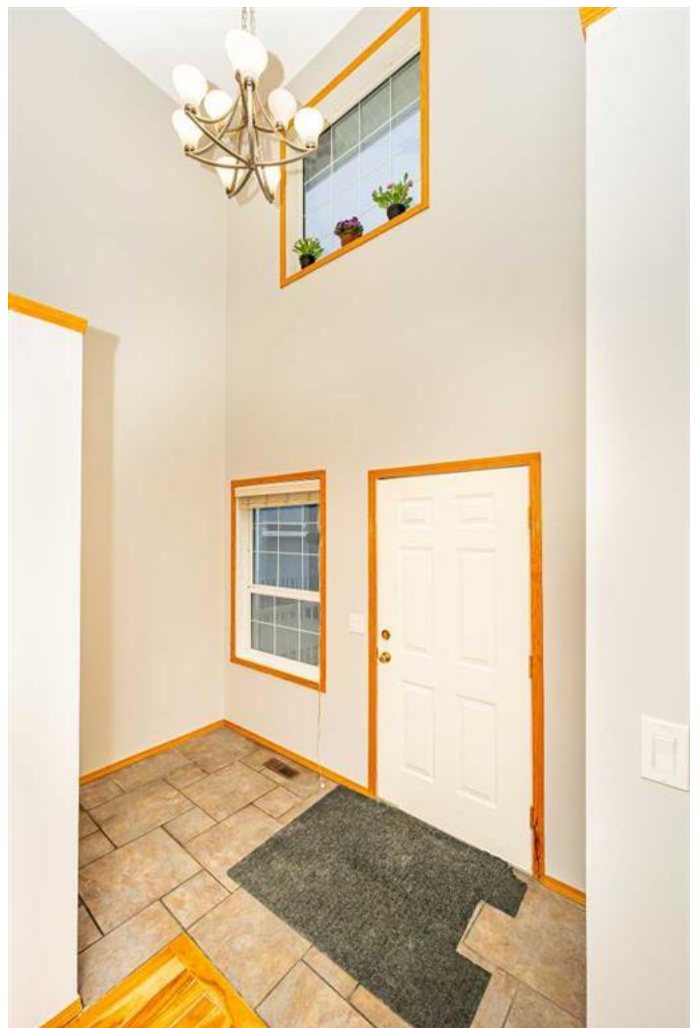
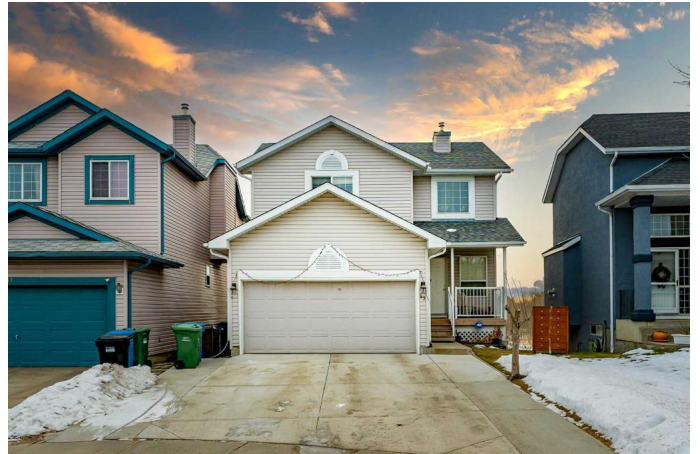
**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,442 sqft

Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

Nestled in the heart of Monterey Park, this impeccably maintained and upgraded home offers the perfect combination of style, functionality, and location. Backing onto a serene environmental reserve/grove, the property boasts stunning views and a rare walkout basement complete with a fully equipped illegal suite. The main floor features an open-concept design with a cozy family room highlighted by a gas fireplace and elegant Acacia hardwood flooring. The spacious kitchen showcases solid oak cabinetry, a double corner sink overlooking the southwest-facing backyard, and durable tile flooring. The bright nook area opens to a southwest-facing back deck, ideal for sun enthusiasts seeking a private retreat. Upstairs, you'll find three generously sized bedrooms, including the master suite with a walk-in closet, a luxurious 4-piece ensuite featuring a jetted tub, and ample natural light. The fully finished walkout basement adds exceptional value with its 1-bedroom suite, complete with a separate laundry area, offering potential for rental income or additional family living space. The double attached garage is fully insulated, drywalled, and heated, perfect for Calgary winters. Situated on a quiet street yet conveniently close to playgrounds, public transportation, and other amenities, this home is ideal for families. Don't miss the opportunity to make this wonderful property your own!



Built in 1998

## Essential Information

MLS® #	A2185987
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,442
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	43 Anaheim Crescent Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7B8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Natural Woodwork, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full, Suite, Walk-Out

Exterior

Exterior Features Balcony  
Lot Description Back Yard, Backs on to Park  
Reserve  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Siding  
Foundation Poured Concrete



Additional Information

Date Listed January 16th, 2025  
Days on Market 103  
Zoning R-CG

Listing Details

Listing Office TREC The Real Estate Company

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