



# 56 Costa Mesa Place Calgary Alberta

\$549,900

CHECK THE VIDEO FOR FULL EXPERIENCE Discover the allure of this meticulously renovated bi-level house nestled in the heart of Monterey Park, a vibrant Northeast Calgary community. Boasting over 2200 sqft of living space, including a lucrative illegal basement suite, storage shed, this home is a haven of comfort and potential. Step into Radiance: A flood of natural light embraces the open living room, revealing the allure of waterproof vinyl flooring that graces the entire residence. Revel in the absence of carpet, a testament to the home's modern and low-maintenance design. Gourmet Delight: The kitchen, adorned with a gas stove and stone countertop, beckons culinary enthusiasts. Share meals in the adjacent dining room, creating a perfect space for entertaining. Private Sanctuaries: The upper level presents 3 spacious bedrooms and 2 full bathrooms, with the master bedroom featuring an en-suite for added privacy and luxury. Outdoor Oasis: Situated on an expansive 4600+ sqft corner lot, the property offers a meticulously paved back alley and side alley, leading directly to a nearby playground--an ideal setting for family leisure. On the left side: there is additional storage shed for all your tool and storage needs. Lucrative Investment: The separate exterior entrance to the basement unveils a potential income source. The illegal basement suite, complete with 2 bedrooms, kitchen, and bathroom, is currently rented at \$1500+ 40% utilities, presenting a lucrative opportunity for the savvy investor. Storage Solutions: Uncover additional storage beneath the stairs, providing practical space for the homeowner's needs. Convenience at Your Fingertips: A generously sized shed on the left side adds to the property's appeal, offering ample space for seasonal tools or extra belongings. Seize the Opportunity: Don't overlook this gem--schedule a viewing with your favorite realtor today and...

3pc Bathroom 10.75 Ft x 5.83 Ft  
 Kitchen 12.75 Ft x 10.67 Ft  
 Furnace 10.83 Ft x 6.33 Ft  
 Bedroom 11.08 Ft x 10.08 Ft  
 Bedroom 16.75 Ft x 9.92 Ft  
 Family room 17.50 Ft x 10.67 Ft

Primary Bedroom 12.83 Ft x 12.42 Ft  
 Bedroom 9.33 Ft x 9.08 Ft  
 Bedroom 11.92 Ft x 10.08 Ft  
 4pc Bathroom 7.67 Ft x 4.92 Ft  
 Kitchen 12.58 Ft x 10.33 Ft  
 Dining room 12.50 Ft x 9.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

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3pc Bathroom 5.75 Ft x 5.50 Ft

Living room 13.00 Ft x 12.25 Ft