



## 94 Anaheim Place Calgary Alberta

\$575,000

Reduced \$25K. Welcome to this inviting 1,613 sq ft two-storey home, ideally located in the heart of Monterey Park. Featuring a bright, open layout with soaring high ceilings, this property offers both style and functionality for today's modern family. The main floor boasts a cozy gas fireplace in the family room, a large open-concept kitchen with a central island and a pantry. A dedicated laundry room adds to the practicality of everyday living and a 2 piece bathroom finishes this floor. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a deluxe 5-piece ensuite, as well as an additional 4-piece bathroom for family or guests. The fully developed basement offers excellent income potential or extended family living, complete with a separate 1-bedroom illegal suite featuring a 4-piece bathroom and kitchenette. Suite has access via side door of garage for separate entrance. Enjoy outdoor living in the large, fully fenced backyard--perfect for family gatherings, gardening, or relaxation. With 4 bedrooms and 3.5 bathrooms in total, this cozy and move-in ready home is a must-see. Don't miss your chance to own in this desirable community! (id:6769)

Other 10.67 Ft x 8.50 Ft

Family room 18.00 Ft x 14.33 Ft

Bedroom 13.00 Ft x 13.00 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Kitchen 12.00 Ft x 11.08 Ft

Dining room 14.42 Ft x 8.00 Ft

Living room 17.00 Ft x 15.00 Ft

Foyer 7.58 Ft x 7.33 Ft

Laundry room 8.50 Ft x 12.08 Ft

2pc Bathroom 5.00 Ft x 4.67 Ft

Primary Bedroom 16.00 Ft x 14.42 Ft

Bedroom 10.75 Ft x 8.83 Ft

Bedroom 9.75 Ft x 8.83 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

5pc Bathroom 10.75 Ft x 6.00 Ft

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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