



# 46 Anaheim Place Calgary Alberta

\$595,000

Welcome to this charming four-level split home in the highly desirable and family-friendly community of Monterey Park. This well-maintained property offers a comfortable and versatile living space, perfect for families looking for a place to call home. The upper level features a spacious master suite with a walk-in closet and an ensuite four-piece washroom, along with an additional bedroom and a full washroom. The main floor includes a decent-sized living room, ideal for entertaining guests or relaxing with family, and a kitchen that opens up to a dining area and a deck leading to the backyard. On the lower floor, you'll find another bedroom, a full washroom, and a cozy living room with direct access to the backyard, along with a relaxing two-person sauna located in the bedroom. This house has a total living space of more than 1800 square feet including lower ground floor area. The bottom level is currently unfinished, offering potential for a basement suite, subject to city by-law approval. Additional features include central air conditioning to keep you cool during the summer months, a brand-new roof, fresh paint, and new vinyl plank flooring throughout. The backyard includes two storage sheds and backs onto a huge green field, perfect for outdoor activities. The attached double car garage provides plenty of space for vehicles and storage. Situated close to walking and bike trails, transit options, and schools, this home is perfectly positioned for convenience and accessibility. Don't miss out on this rare opportunity! Book a viewing through your favorite realtor today and experience all that this lovely Monterey Park home has to offer. (id:6769)

4pc Bathroom 8.00 Ft x 5.75 Ft  
Other 6.17 Ft x 5.58 Ft  
Bedroom 11.58 Ft x 9.92 Ft  
Recreational, Games room 16.00 Ft x 15.33 Ft  
4pc Bathroom 7.75 Ft x 6.33 Ft  
4pc Bathroom 7.67 Ft x 5.00 Ft

Bedroom 10.08 Ft x 9.00 Ft  
Primary Bedroom 15.25 Ft x 10.33 Ft  
Living room 16.33 Ft x 15.75 Ft  
Kitchen 12.58 Ft x 11.25 Ft  
Dining room 10.83 Ft x 8.33 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage METRO



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