



4622 Monterey Avenue Calgary Alberta

\$699,900

Nestled in a quiet cul-de-sac, this stunning triangular property sits on a corner lot. With an upstairs unit and an illegal basement suite, this is the perfect investment opportunity. The main unit boasts a spacious living room with floor-to-ceiling windows, a charming wood-burning fireplace, and rich mahogany hardwood floors that add warmth and sophistication. The kitchen offers plenty of storage, generous counter space, and a convenient eat-up bar—perfect for casual dining or entertaining. Adjacent to the kitchen is a bright and roomy dining area with a cozy nook, opening onto a raised patio that overlooks the beautifully landscaped backyard. The large primary suite includes double closets and a private 2-piece ensuite. An ideal second bedroom and a full 4-piece bathroom complete the main level. The illegal basement suite features a massive family room with a second gas fireplace, bright kitchen with ample storage, second and third bedroom with 4-piece bathroom, plus a bonus area with separate laundry. The perfect blend of nature and city convenience—this unique investment property is ideally located near green spaces and just a short drive from downtown amenities. Book your showing today! (id:6769)

Furnace 13.17 Ft x 11.67 Ft
Living room/Dining room 17.17 Ft x 16.75 Ft
Kitchen 10.08 Ft x 13.08 Ft
Bedroom 10.50 Ft x 10.67 Ft
Bonus Room 10.67 Ft x 9.75 Ft
4pc Bathroom 6.17 Ft x 5.67 Ft
Bedroom 10.33 Ft x 14.92 Ft
Kitchen 10.92 Ft x 17.00 Ft

Dining room 10.00 Ft x 14.42 Ft
Bedroom 11.00 Ft x 9.42 Ft
4pc Bathroom 5.00 Ft x 9.42 Ft
Primary Bedroom 12.17 Ft x 13.00 Ft
2pc Bathroom 3.00 Ft x 6.58 Ft
Living room 22.67 Ft x 12.75 Ft
Other 6.75 Ft x 4.00 Ft
Laundry room 2.67 Ft x 5.00 Ft

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