



48 LA VALENCIA Gardens Calgary Alberta

\$569,900

Immaculate raised bi-level house in a well-established community of Monterey park, boasting a prime location walking distance from the bus stop, a shopping centre, banks, schools, library, medical facilities gas stations and more. This residence features 2 bedrooms upstairs , one bath, a generous dining area, and a spacious living room on the Main level separate laundry near basement door. Basement comes with 2 BED ILLEGAL SUITE WITH SEPARATE ENTRANCE . It has 2 bed , 1 bath ,living/Rec room and separate laundry INSIDE BASEMENT . The backyard features with brand new deck garden area and detached double car garage and paved back lane. Recent upgrades encompass a newly developed basement fairly new roof, siding, eavestroughs, screens, vinyl plank flooring, fresh paint, a hot water tank, and modern light fixtures. This meticulously maintained property is perfectly suited for families and discerning investors seeking a turnkey home. Embrace the paved front yard for extra parking . Conveniently situated near major highways. Don't hesitate - schedule your exclusive viewing appointment today! (id:6769)

3pc Bathroom 8.42 Ft x 5.33 Ft

Bedroom 11.92 Ft x 15.92 Ft

Bedroom 11.92 Ft x 8.25 Ft

Kitchen 8.67 Ft x 13.08 Ft

Laundry room 7.42 Ft x 6.17 Ft

Recreational, Games room 11.08 Ft x 14.83 Ft

Furnace 6.42 Ft x 6.42 Ft

4pc Bathroom 4.92 Ft x 7.42 Ft

Bedroom 9.58 Ft x 11.08 Ft

Dining room 10.92 Ft x 10.67 Ft

Kitchen 10.92 Ft x 10.67 Ft

Living room 14.75 Ft x 21.58 Ft

Primary Bedroom 13.00 Ft x 15.67 Ft

Listing Presented By:



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PREP Realty



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