

# **\$575,000 - 39 Anaheim Court Ne, Calgary**

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MLS® #A2237297

**\$575,000**

2 Bedroom, 3.00 Bathroom, 1,186 sqft

Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

For more information, please click Brochure button.

A Great Value House and Must See with a Carrier brand central air conditioning to use in the heat of summer! Well maintained, clean and cozy two Storey family home, located in a quiet cul-de-sac in the beautiful family-oriented Monterey Park. It is close to playgrounds, two community parks and two minutes' walk to Monterey Park Wetland and Rotary/Mattamy Greenway Trail/walking path. Public transit close by and minutes of drive to huge Sunridge and Marlborough malls shopping centers. This house features parquet floors on the upper level, an oversized master bedroom with a 3-pcs. ensuite and a big walk-in closet & a decent size 2nd bedroom with a big closet and another full bathroom with soaker tub. On the main level, you will find oak engineered hardwood flooring throughout, a fireplace, the living room, kitchen and eating nook. Kitchen dishwasher and hood is brand new. Fridge and range are bought just recently. A fully developed basement consists of large family room with cork flooring and a gas fireplace. An office, laundry room and storage area.

Outside you will find a heated double detached garage with a worktable for handyman's and a fully landscaped west facing backyard that is fenced in. The backyard has some good space for your gardening and planting. There are two more extra space for parking in front and back lane of the house. Two garage door opener that works wirelessly with an outside keypad



garage entry. This home also has a central vacuum cleaner and the attachments, and outside BBQ natural gas connection and a compost box. The roof has been changed in 2023. Do not miss out!

Built in 1996

### Essential Information

MLS® #	A2237297
Price	\$575,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,186
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

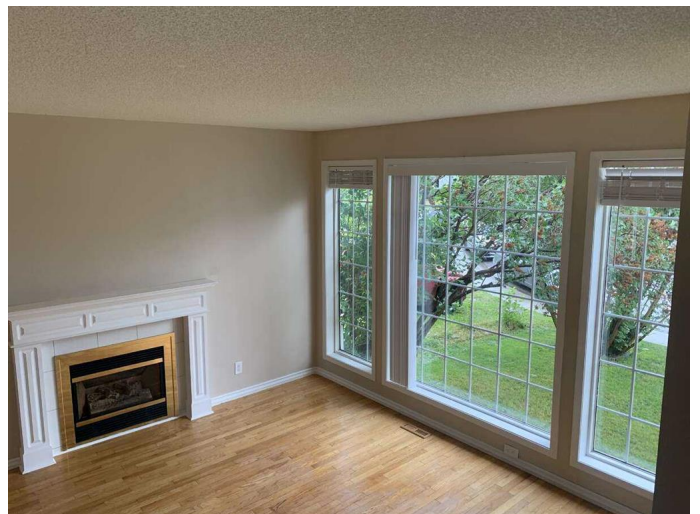
Address	39 Anaheim Court Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7B4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Separate Entrance, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Range, Garage Control(s), Humidifier, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 5th, 2025
Days on Market	3
Zoning	R-C1N

## Listing Details

Listing Office	Easy List Realty
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