

\$579,000 - 46 Anaheim Green Ne, Calgary

MLS® #A2104417

\$579,000

3 Bedroom, 3.00 Bathroom, 1,086 sqft

Residential on 0.11 Acres

Monterey Park, Calgary, Alberta

This home has been immaculately maintained by the original owners, a great community with excellent neighbors. One of the best features is BACKING ONTO GREEN BELT, loads of privacy and you feel like you are living on a nature reserve with all the birds flying into the yard. Charming BUNGALOW features a cozy WOOD-BURNING stove, vaulted ceilings, and large windows offering abundant natural light throughout the day. High grade HARDWOOD FLOORS were installed, and owners ensured plywood upgrade was installed underneath. Kitchen has an excellent layout for work flow and with a corner pantry, plenty of storage space. The dining space and kitchen have great views of the back yard, and access to a spacious deck, plenty of room for the whole family. East facing deck has a retracting awning, in case you need some shade from morning sunshine. Primary bedroom with on-suite, as well as second bedroom, full bath, and laundry room are all on the main floor. Fully developed WALK-OUT BASEMENT with SEPARATE ENTRANCE adds versatility, there's a spacious THIRD BEDROOM, and second living space downstairs, as well as plenty of storage space. Location is exceptional, nestled in a quiet cul-de-sac facing green space, there's an established gardening patch in the side garden, a lush gardeners backyard with perennials and two mature apple trees, and backing onto a greenbelt and pathway system. Vacuflo system included plus there's a front-attached



double garage. Don't miss this serene sanctuary conveniently close to all amenities. Schedule your viewing today!

Built in 1995

Essential Information

MLS® #	A2104417
Price	\$579,000
Sold Price	\$574,600
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,086
Acres	0.11
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	46 Anaheim Green Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y7A6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Fireplace(s), Forced Air, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Up To G

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Backs on to Park/Green Trees/Shrub(s), Garden, No Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 9th, 2024
Date Sold	March 21st, 2024
Days on Market	41
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Keller Williams BOLD Realty
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