

\$588,000 - 11 Laguna Circle Ne, Calgary

MLS® #A2114189

\$588,000

6 Bedroom, 3.00 Bathroom, 1,600 sqft
Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

Nestled on a corner lot, this 4-level split boasting a new roof (2022) and a wealth of space with 6 bedrooms and 3 full washrooms, including an illegal basement suite, offers vast possibilities for multi-generational living or rental income.

The Main and Upper Levels offer 3 bedrooms, a full washroom, and a beautifully upgraded kitchen featuring an island, granite countertops, and stainless-steel appliances. The kitchen seamlessly flows into a cozy nook, complemented by a deck for outdoor entertaining, while the bright living room with its soaring ceilings provides the ideal setting for indoor relaxation and gatherings. Venture to the 3rd level, which enjoys its own separate entrance and stairs, offering a private retreat or potential rental opportunity. Here, you'll discover an additional bedroom, a convenient kitchenette, a full washroom, and a combined living/dining area, all bathed in natural light. Descending to the basement, you'll find a fully equipped illegal suite complete with its own kitchen, full washroom, living/dining area, and two spacious bedrooms. Additionally, two generously-sized rec rooms offer many possibilities for customization, whether it be additional bedrooms, a home office, or a recreational space. This home is truly one-of-a-kind and must be seen to be appreciated. With its unique layout and endless potential, it presents a rare opportunity for discerning buyers seeking versatility and value. There is also a park in



front of the house for the family to enjoy. Don't miss out on the chance to make this exceptional property your own!

Built in 1991

Essential Information

MLS® #	A2114189
Price	\$588,000
Sold Price	\$585,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,600
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	11 Laguna Circle Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6W3

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	September 9th, 2024
Days on Market	107
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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