

\$589,786 - 7147 Laguna Way Ne, Calgary

MLS® #A2117656

\$589,786

6 Bedroom, 3.00 Bathroom, 1,014 sqft
Residential on 0.07 Acres

Monterey Park, Calgary, Alberta

Package Deal Alert! House with Basement Suite (Illegal) and Double Detached Garage. Welcome to this incredible opportunity! This meticulously renovated BI LEVEL home offers not only a spacious living environment but also the potential for additional income with its basement suite (illegal). Plus, you'll enjoy the convenience and security of a double detached garage, ensuring ample parking and storage space. Key Features:

Bedrooms: Totaling 6 bedrooms (3 on the main level and 3 in the basement), this home provides ample space for a growing family or the opportunity to generate rental income.

Renovations: The seller spared no expense in ensuring this home is move-in ready. Here's a breakdown of the recent renovations:

Roof replaced in September 2020

Double garage built in December 2018

LVP Flooring installed on the upper floor in April 2021

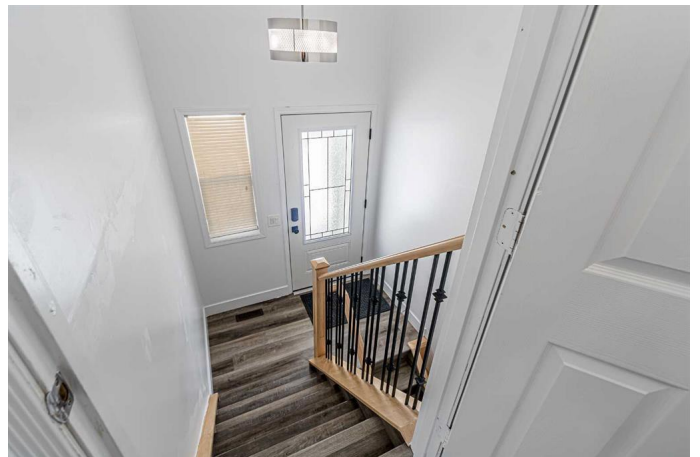
Quartz countertops in the kitchen installed in December 2020

Upper washroom replaced in August 2020

New appliances including a refrigerator in 2023 and stove (both upper and basement) in 2022

New dryer installed in 2023 and Dishwasher in 2020

Concrete work done outside, including backyard and path from the back alley to the



backyard in July 2022

Addition of 12 pot lights in the living room, dining area, and kitchen, New front door installed as well recently. The total cost \$50,000 plus for addition and replacement .

Location: Situated on a main street, this home is conveniently located just steps away from two bus stops and a short stroll from a nearby park, offering easy access to transportation and recreational amenities.

Interior Features: As you enter, you'll be greeted by vaulted ceilings and a spacious entryway, setting the tone for the welcoming atmosphere throughout. The main floor features a bright and airy living room with seamless access to the roomy kitchen and dining area. Additionally, the main level boasts a large master bedroom with a walk-in closet, two more generously sized bedrooms, and a full washroom.

Basement: The lower level of this home is professionally finished and offers three more bedrooms, a large family room, dining area, full kitchen, and 1.5 washrooms. With its ample space and abundance of natural light from the oversized windows, the basement is ideal for rental income, a mortgage helper, or even a home-based business.

Don't miss out on this incredible opportunity to own a beautifully renovated home with income potential! Contact us today to schedule a viewing and make this dream property yours.

Built in 1995

Essential Information

MLS® #	A2117656
Price	\$589,786
Sold Price	\$585,000

Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,014
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	7147 Laguna Way Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7B2

Amenities

Parking Spaces	3
Parking	Double Garage Detached, On Street

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, 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	None
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 26th, 2024
Date Sold April 8th, 2024
Days on Market 14
Zoning R-C1N
HOA Fees 0.00

Listing Details

Listing Office Royal LePage Mission Real Estate

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