

# \$485,400 - 7746 Laguna Way Ne, Calgary

MLS® #A2131869

## \$485,400

2 Bedroom, 1.00 Bathroom, 1,004 sqft

Residential on 0.07 Acres

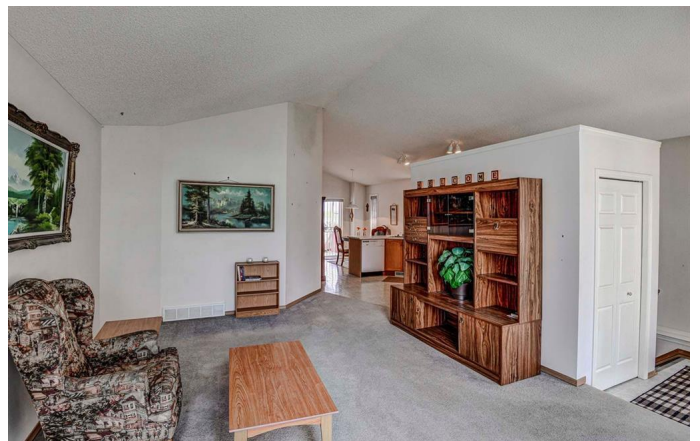
Monterey Park, Calgary, Alberta

GREAT STARTER HOME IN THE COMMUNITY OF MONTEREY PARK FOR FIRST-TIME BUYERS OR RETIRED COUPLES. THIS BUNGALOW STYLE HOME HAS 1003 SQ FT MAIN LEVEL, LIVING ROOM WITH VAULTED CEILINGS, KITCHEN, DINING ROOM, MASTER BEDROOM WITH WALK-IN CLOSET & 2ND BEDROOM & 4-PIECE BATH. LOWER LEVEL - UNDEVELOPED - 3 LARGE WINDOWS - POTENTIAL FOR FUTURE FOR BEDROOMS, FAMILY ROOM & RUFFED-IN BATHROOM. COVERED DECK IN BACK, GRAVEL PAD FOR PARKING, ROOM FOR GARAGE, SHED FOR YOUR LAWN EQUIPMENT. WE ARE ACROSS THE STREET FROM LARGE PLAYGROUND & BUS STOP. ALL FURNITURE STAYS IF THE PURCHASER WANTS FOR QUICK POSSESSION.

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2131869  |
| Price          | \$485,400 |
| Sold Price     | \$466,500 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,004     |
| Acres          | 0.07      |



|            |             |
|------------|-------------|
| Year Built | 1999        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7746 Laguna Way Ne |
| Subdivision | Monterey Park      |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T1Y 7G8            |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Available, Natural Gas Connected, Sewer Available, Water Available |
| Parking Spaces | 3                                                                              |
| Parking        | Alley Access, Off Street, Parking Pad, RV Access/Parking                       |
| Waterfront     | See Remarks                                                                    |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer       |
| Heating           | Standard, Forced Air, Natural Gas                                        |
| Cooling           | None                                                                     |
| Fireplaces        | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Unfinished                                                         |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Fire Pit, Playground                                              |
| Lot Description   | Back Lane, City Lot, Few Trees, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 22nd, 2024 |
|-------------|----------------|

|                |                |
|----------------|----------------|
| Date Sold      | May 27th, 2024 |
| Days on Market | 5              |
| Zoning         | RES            |
| HOA Fees       | 0.00           |

**Listing Details**

Listing Office            MaxWell Capital Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.