

\$1,160,000 - 12 St Monica Avenue Se, Calgary

MLS® #A2162668

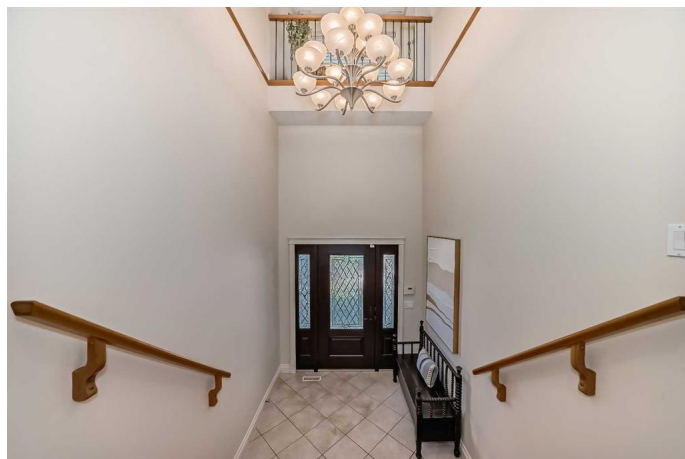
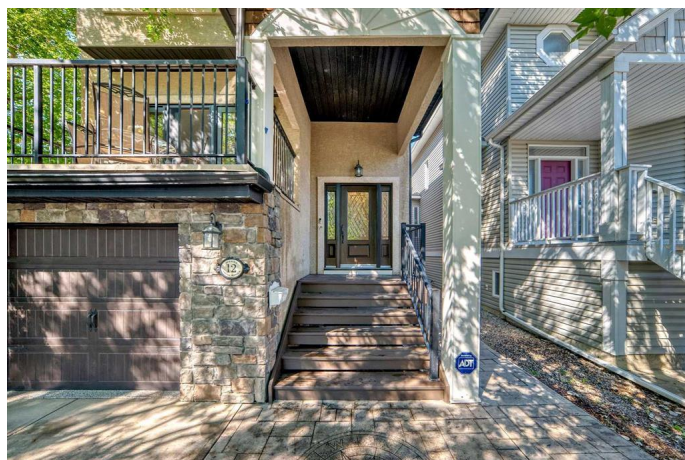
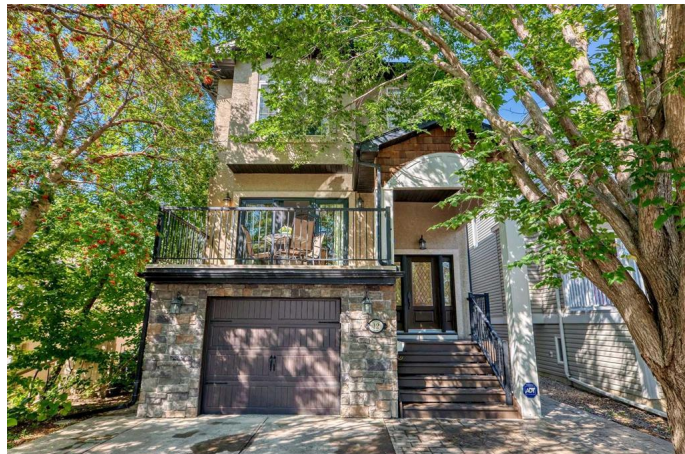
\$1,160,000

3 Bedroom, 4.00 Bathroom, 2,195 sqft

Residential on 0.07 Acres

Inglewood, Calgary, Alberta

*****OPEN HOUSE Sunday Sept 8, 12:00 - 3:00 PM !!***** Welcome home to this beautiful, three-bedroom, detached, two-storey home in the heart of Inglewood, backing on to a greenspace on a quiet, tree-lined, cul-de sac street with playgrounds just steps away. This classy abode is immaculately-maintained, freshly painted in neutral hues and offers a spacious 2,195 above grade functional floor plan flowing seamlessly from space to space. First off, a large foyer greets you with steps leading up to main floor of this impressive home, all tied together with gleaming hardwood floors. Moving from the front to back, it offers a living room with patio doors opening up to a south facing front balcony. The elegant dining room is next, ready to entertain guests and family for those special occasions, with 2pc powder discreetly located close-by. Towards the rear, the open-concept kitchen, family room and breakfast nook connect; the heart of the home. The kitchen offers maple wood cabinetry, stainless steel appliances including a gas range and plenty of counterspace with its sleek black granite counters. It is adjacent to the family room featuring gas fireplace, wood mantle and detailed millwork. The 3-season room (included in 2,195 above grade square footage) was added to enjoy the beautiful surroundings and views of the greenspace. The bright, breakfast nook for those easy meals completes the main. Upstairs, you'll find two spacious bedrooms, a 4pc bathroom,



a flex space that can be used as an office, the laundry room, and the primary bedroom with adjoining 4pc ensuite and sitting area. This lovely bedroom is inviting with its cantilevered picture window, french door to a small sitting area overlooking the foyer for a place to read or meditate, and walk-through closet to the 4pc ensuite. The ensuite has a tropical feel with its striking cerulean-coloured tiled walk-in shower contrasted by cream tones.

Downstairs, the fully finished sunshine basement offers a large family room with views of the greenspace, and another gas fireplace flanked by wood cabinetry and built-ins spanning the entire wall. This space can be used as you see fit - a place for overnighting guests, a recreational or media room, or bedroom for a teenager. The 4pc bathroom is just beside, along with access to the tandem attached garage. The garage can easily store two large vehicles and is covered with epoxy flooring. Some improvements over the years include shingles (2013), furnace (2020), A/C (2020), hot water tanks (2020 +2021) and water softener (approximately 2022). The low maintenance rear yard has been appointed with stamped concrete to accommodate gatherings and enjoyment of the the greenspace. To top it all off, the location of this home is truly exceptional - just approximately two blocks from the Bow River, two blocks from all the action on 9th Avenue in Inglewood, and steps away from two playgrounds. Come take a look and see why 12 St Monica Avenue SE is so special!

Built in 2004

Essential Information

MLS® #	A2162668
Price	\$1,160,000
Sold Price	\$1,130,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,195
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 St Monica Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3Y3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, On Street, Tandem

Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Interior Lot, No Neighbours Behind, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 14th, 2024
Days on Market	8
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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