

# **\$555,000 - 39 Anaheim Court Ne, Calgary**

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MLS® #A2237297

**\$555,000**

2 Bedroom, 3.00 Bathroom, 1,186 sqft

Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

For more information, please click the "More Information" button.

A Great Value House and Must See with a Carrier brand central air conditioning to use in the heat of summer! Well maintained, clean and cozy two Storey family home, located in a quiet cul-de-sac in the beautiful family-oriented Monterey Park. It is close to playgrounds, two community parks and two minutes' walk to Monterey Park Wetland and Rotary/Mattamy Greenway Trail/walking path. Public transit close by and minutes of drive to huge Sunridge and Marlborough malls shopping centers. This house features parquet floors on the upper level, an oversized master bedroom with a 3-pcs. ensuite and a big walk-in closet & a decent size 2nd bedroom with a big closet and another full bathroom with soaker tub. On the main level, you will find oak engineered hardwood flooring throughout, a fireplace, the living room, kitchen and eating nook. Kitchen dishwasher and hood is brand new. Fridge and range are bought just recently. A fully developed basement consists of large family room with cork flooring and a gas fireplace. An office, laundry room and storage area. Outside you will find a heated double detached garage with a worktable for handyman's and a fully landscaped west facing backyard that is fenced in. The backyard has some good space for your gardening and planting. There are two more extra space for parking in front and back lane of the house. Two garage door opener that works wirelessly with an outside keypad



garage entry. This home also has a central vacuum cleaner and the attachments, and outside BBQ natural gas connection and a compost box. The roof has been changed in 2023. Do not miss out!

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237297    |
| Price          | \$555,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,186       |
| Acres          | 0.08        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 39 Anaheim Court Ne |
| Subdivision | Monterey Park       |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y 7B4             |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Smoking Home, Separate Entrance, Walk-In Closet(s), Central Vacuum |
|-------------------|----------------------------------------------------------------------------------------------------------|



|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Range, Washer/Dryer, Garage Control(s), Humidifier |
| Heating         | Forced Air, Natural Gas, Fireplace(s)                                   |
| Cooling         | Central Air, Sep. HVAC Units                                            |
| Fireplace       | Yes                                                                     |
| # of Fireplaces | 2                                                                       |
| Fireplaces      | Gas                                                                     |
| Has Basement    | Yes                                                                     |
| Basement        | Finished, Full                                                          |

## Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                             |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, No Neighbours Behind, Pie Shaped Lot, Treed |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                                         |
| Foundation        | Poured Concrete                                                                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 38             |
| Zoning         | R-C1N          |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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