

# \$555,000 - 163 Anaheim Circle Ne, Calgary

MLS® #A2213387

**\$555,000**

4 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.07 Acres

Monterey Park, Calgary, Alberta

Welcome to this lovely bi-level home in the sought-after neighborhood of Monterey Park! This spacious residence is an excellent opportunity for investors or first-time home buyers. With a smart layout and thoughtful design, this property creates a warm and inviting atmosphere. On the upper level, you will find two cozy bedrooms and a full bathroom, perfect for relaxation. The lower level features two additional bedrooms and another full bathroom, making it great for hosting guests or accommodating a growing family. The upper level has been fully renovated, providing a fresh and modern living experience. One of the highlights of this home is the separate entrance to the basement, offering the potential for extra living space or rental income. The double detached garage is heated, keeping your vehicles and belongings safe year-round while also provide plenty of storage or workshop space for your hobbies. Located in the desirable Monterey Park neighborhood, this home is close to schools, parks, shopping and dining options. The friendly community adds to the feeling of belonging and safety, making it a wonderful place to live. Don't miss your chance to own this attractive and practical home in Monterey Park. Schedule a viewing today and discover the charm and



convenience it has to offer.

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213387    |
| Price          | \$555,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 972         |
| Acres          | 0.07        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 163 Anaheim Circle Ne |
| Subdivision | Monterey Park         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y7C9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Pantry              |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Central, Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |

|          |                                |
|----------|--------------------------------|
| Basement | Exterior Entry, Finished, Full |
|----------|--------------------------------|

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard           |
| Roof              | Asphalt Shingle                |
| Construction      | Stucco, Wood Frame             |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 118              |
| Zoning         | R-C1N            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.