

# \$395,500 - 25 San Diego Way Ne, Calgary

MLS® #A2245833

**\$395,500**

3 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

BEST PRICED 2 STOREY SINGLE FAMILY DETACHED HOME ON THE MARKET!!!! 3 BEDROOMS & 2 BATHS IN MONTEREY PARK WITH HUGE BACKYARD AND LOTS OF POTENTIAL!! SINGLE FAMILY DETACHED HOME - ACT FAST! DEALS LIKE THIS DON'T LAST LONG!!! This well-laid-out home offers a MAIN FLOOR featuring a spacious kitchen with pantry, open living and dining areas and a convenient 2PC BATH! Upstairs, find a roomy PRIMARY BEDROOM, two additional good-sized bedrooms and a full 4PC BATH. The UNFINISHED BASEMENT provides plenty of room to customize and add your personal touch! ideal for families or investors looking to build equity. Enjoy a LARGE BACKYARD perfect for summer gatherings or future landscaping projects. Located in a friendly neighborhood close to schools, parks, and amenities, this home is a fantastic opportunity for first-time buyers or investors ready to make their mark! DON'T MISS OUT ON THIS PRICED-TO-SELL GEM IN MONTEREY PARK!

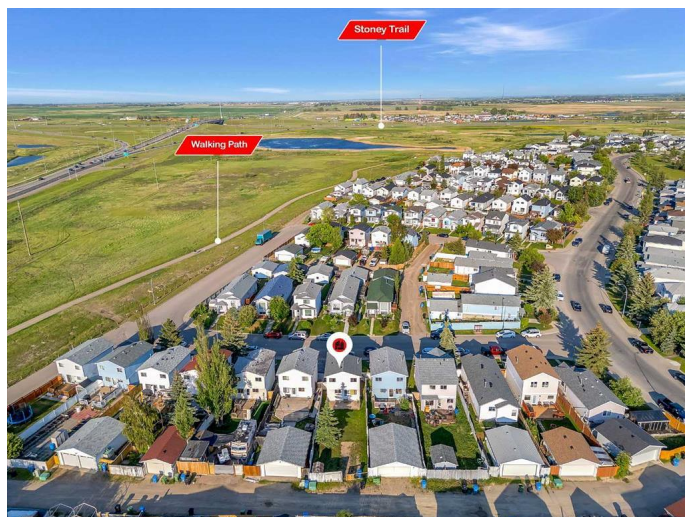
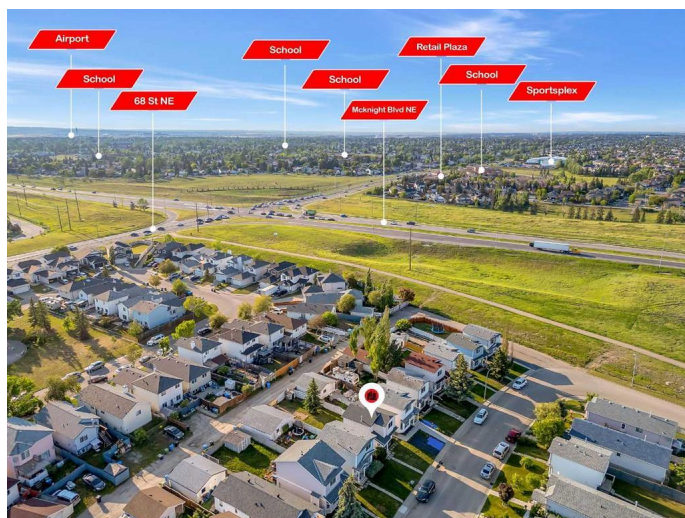
Built in 1995

## Essential Information

MLS® # A2245833

Price \$395,500

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 989         |
| Acres          | 0.08        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 25 San Diego Way Ne |
| Subdivision | Monterey Park       |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y 7A4             |

### Amenities

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Open Floorplan, Pantry     |
| Appliances        | Electric Range, Range Hood |
| Heating           | Forced Air, Natural Gas    |
| Cooling           | None                       |
| Has Basement      | Yes                        |
| Basement          | Full, Unfinished           |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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