

24 Del Monica Place NE  
Calgary, Alberta

MLS # A2234347



**\$650,000**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Monterey Park                                   |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | 4 Level Split                                   |               |                   |
| <b>Size:</b>     | 2,065 sq.ft.                                    | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 4                                               | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                          |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Private, Rectangular Lot |               |                   |

|                    |                                                                                     |                   |      |
|--------------------|-------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile, Vinyl                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco                                                                       | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Vaulted Ceiling(s) |                   |      |

**Inclusions:** None

**MOVE-IN READY | BEAUTIFULLY MAINTAINED | BRIGHT FOUR-LEVEL SPLIT** Welcome to this stunning and meticulously cared-for four-level split home, ideally situated in the sought-after, family-friendly community of Monterey Park. From the moment you arrive, you'll notice the pride of ownership throughout, making this home truly stand out. Step inside to discover a spacious and sunlit main level featuring a generous living room, a well-appointed kitchen, and a cozy dining nook — an ideal setting for both everyday living and entertaining. Enjoy peace of mind with several recent updates, including a newer A/C unit, furnace, and roof — all replaced within the last five years. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a private ensuite, plus an additional full bathroom for added convenience. Brand NEW CARPET has been installed in all upstairs bedrooms for a fresh and inviting feel. The third level offers a walkout to the backyard through sliding doors, leading to your spacious deck and outdoor living area. This level also features a large family room and an oversized bedroom with a full bathroom, making it a perfect retreat for guests or extended family. The fully developed basement adds exceptional value with a huge rec space and an expansive crawl space, ideal for all your storage needs. Located close to schools, shopping, and all major amenities, with easy access to major highways, this home combines comfort, space, and convenience — all at a great price. Don't miss out on this fantastic opportunity to own a turn-key home in one of Calgary's most established communities. A must-see — book your showing today!