

7 Del Monica Villas NE Calgary, Alberta

MLS # A2251468



\$385,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Monterey Park | | |
| Type: | Residential/Other | | |
| Style: | Bungalow | | |
| Size: | 922 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Corner Lot, Landscaped | | |

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|--------------------|--|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 520 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-CG d21 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s) | | |

Inclusions: N/A

Welcome to a wonderful opportunity in a highly desirable 55+ adult living complex, Heritage Village of Monterey. A bright and sunny end unit, this home greets you with an inviting east-facing porch—the ideal spot to enjoy your morning coffee. The main floor offers a spacious layout with beautiful hardwood floors throughout the living room, dining room, and den. The living room feels even larger thanks to vaulted ceilings and a cozy electric fireplace, while the dining room's garden door provides easy access to the back deck—perfect for barbecuing. The kitchen is bright and thoughtfully designed with ample counter and cabinet space. This level also includes a primary suite with a 3-piece ensuite, a versatile den/second bedroom with double doors, and convenient main floor laundry. The fully finished basement expands the living space with an additional family room, two more bedrooms, and a full 4-piece bathroom, providing a perfect retreat for guests or visiting grandchildren. A single-car garage with access through the front foyer completes this low-maintenance home. Located directly across from the clubhouse which offers a strong sense of community with regular events, activities, and get-togethers. This home is also conveniently located in the NE, close to shopping, restaurants, transit, and all other amenities.