

**62 Del Monica Villas NE
Calgary, Alberta****MLS # A2251593****\$395,000**

Division:	Monterey Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,108 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air**Floors:** Carpet, Hardwood, Tile**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** Ceiling Fan(s)**Water:** -**Sewer:** -**Condo Fee:** \$ 520**LLD:** -**Zoning:** M-CG d21**Utilities:** -**Inclusions:** Awning remote, white cabinet/shelving in garage, all window coverings, vacu-flow unit and attachments (as is) as owner not using it.

55+ COMMUNITY | BUNGALOW VILLA | ONE OF THE LARGEST UNITS | RARE OPPORTUNITY | Welcome to the highly sought-after Heritage Village of Monterey Park—a beautifully maintained 55+ villa community offering comfort, connection, and a true low-maintenance lifestyle. This spacious IMMACULATE bungalow villa features 1,108 SQ FT OF MAIN-FLOOR LIVING plus a fully developed lower level for over 2,200 sq ft of total living space. Step inside to an open-concept living and dining area with VAULTED CEILINGS and oversized windows, creating a bright, inviting atmosphere. The LARGE KITCHEN is a true highlight, offering generous cabinetry, expansive counter space, and modern appliances. The adjoining dining nook adds a bright, welcoming space that makes gathering and everyday meals a pleasure. From here, you have direct access to your serene, MAINTENANCE-FREE BACK DECK with RETRACTABLE AWNING—ideal for summer afternoons or a quiet morning coffee. The primary bedroom includes double closets for excellent storage, while the second main-floor bedroom is perfect as a guest room, office, or hobby space. A 4-piece bathroom, convenient UPPER LAUNDRY, and easy garage access complete the main level. The lower level adds incredible versatility with a spacious recreation room, 3RD BEDROOM, full 4-piece bath, and an additional flex room—ideal for family visits, hobbies, or future customization. Residents enjoy access to an UPDATED CLUBHOUSE featuring two kitchens, meeting rooms, and expansive gathering spaces for social events, activities, and private functions. The community also offers beautifully landscaped grounds, walking paths, and the peace of mind that comes with a well-run complex of ONLY 40 UNITS. The location is unbeatable—close to shopping, transit,

medical services, and with quick access to Stoney Trail and 16th AVE. Enjoy the BEST OF MAINTENANCE-FREE VILLA LIVING—space, light, community, and convenience in one of Calgary's most desirable 55+ complexes.