

# \$499,900 - 74 Anaheim Circle Ne, Calgary

MLS® #A2234478

**\$499,900**

3 Bedroom, 1.00 Bathroom, 1,006 sqft

Residential on 0.07 Acres

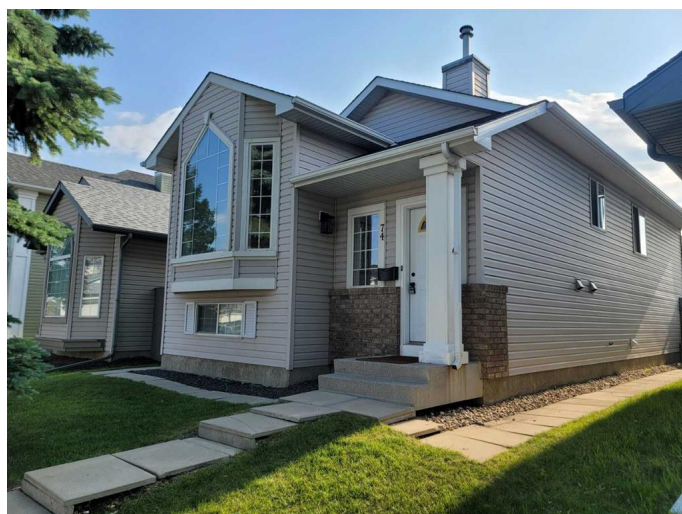
Monterey Park, Calgary, Alberta

**\*HUGE PRICE ADJUSTMENT\*** Beautiful 3 bedroom Bi-level. Recent upgrades include. All new Luxury Vinyl Plank flooring through-out the entire main floor, including a new subfloor. Kitchen has had a major facelift with stone countertops,, deep double sink, Moen faucets, back splash and cabinet door hardware. The bathroom has been upgraded including sink, toilet, vanity mirror, Moen faucets and more. There is new light fixtures throughout. Freshly painted main floor. Shingles are 2 years old. Hot water tank replaced 2 years ago. and the list goes on. There are patio doors off the Dining area to a wrap around deck to the back yard. The basement has a roughed in bathroom, and is awaiting your finishing touch. Just Inside the front door there is a separate door to the basement. It would be easy to make it a private entrance. Nice quiet location. Sunny West facing back yard.

Built in 1997

## Essential Information

MLS® #	A2234478
Price	\$499,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,006
Acres	0.07
Year Built	1997



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	74 Anaheim Circle Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7E1

### Amenities

Parking Spaces	2
Parking	Off Street, Alley Access

### Interior

Interior Features	No Animal Home, See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 25th, 2025
Days on Market	31
Zoning	R-CG

### Listing Details

Listing Office	Real Estate Professionals Inc.
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