

# \$575,000 - 94 Anaheim Place Ne, Calgary

MLS® #A2221644

**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,614 sqft

Residential on 0.10 Acres

Monterey Park, Calgary, Alberta

Reduced \$25K. Welcome to this inviting 1,613 sq ft two-storey home, ideally located in the heart of Monterey Park. Featuring a bright, open layout with soaring high ceilings, this property offers both style and functionality for today's modern family. The main floor boasts a cozy gas fireplace in the family room, a large open-concept kitchen with a central island and a pantry. A dedicated laundry room adds to the practicality of everyday living and a 2 piece bathroom finishes this floor. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a deluxe 5-piece ensuite, as well as an additional 4-piece bathroom for family or guests. The fully developed basement offers excellent income potential or extended family living, complete with a separate 1-bedroom illegal suite featuring a 4-piece bathroom and kitchenette. Suite has access via side door of garage for separate entrance. Enjoy outdoor living in the large, fully fenced backyard—perfect for family gatherings, gardening, or relaxation. With 4 bedrooms and 3.5 bathrooms in total, this cozy and move-in ready home is a must-see. Don't miss your chance to own in this desirable community!

Built in 1997

## Essential Information

MLS® # A2221644

Price \$575,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,614
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	94 Anaheim Place Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7B3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Private, Irregular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	42
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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