

# \$659,900 - 43 Anaheim Crescent Ne, Calgary

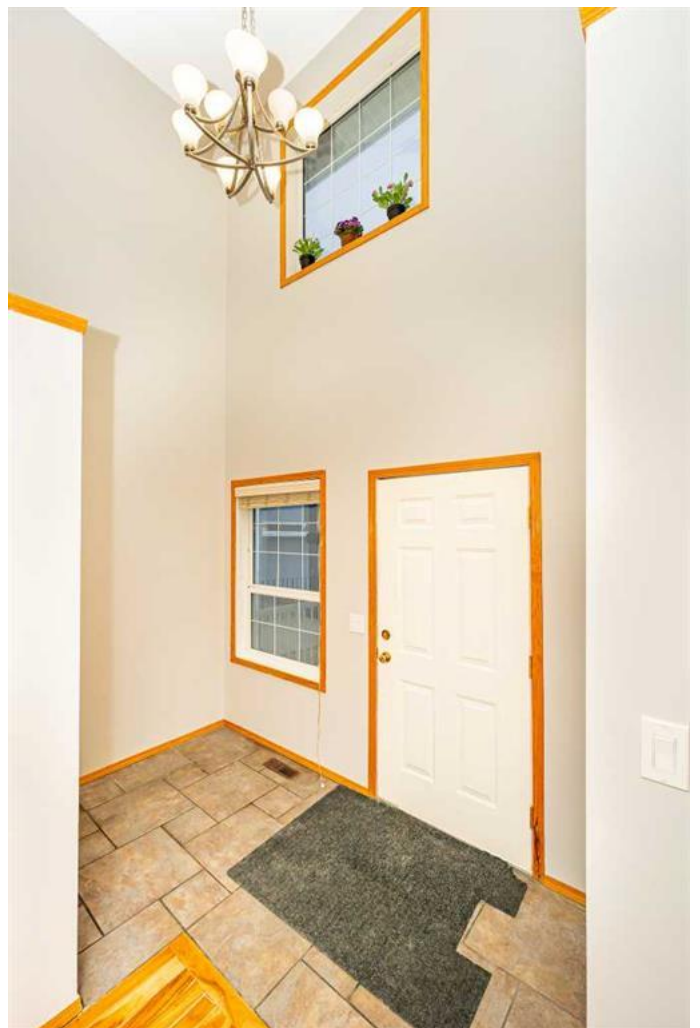
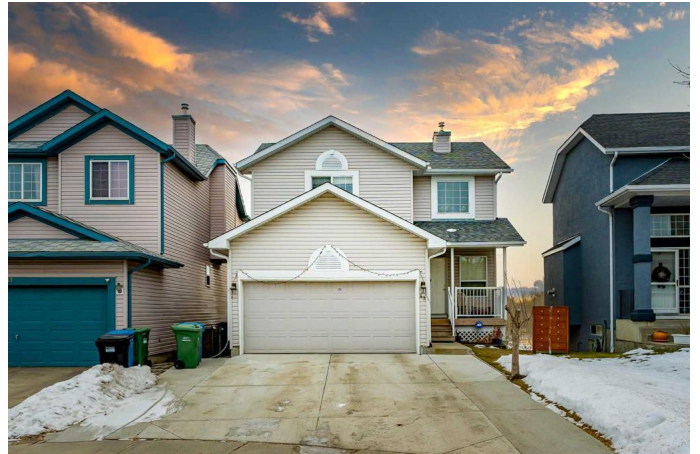
MLS® #A2185987

**\$659,900**

4 Bedroom, 4.00 Bathroom, 1,442 sqft  
Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

Nestled in the heart of Monterey Park, this impeccably maintained and upgraded home offers the perfect combination of style, functionality, and location. Backing onto a serene environmental reserve/grove, the property boasts stunning views and a rare walkout basement complete with a fully equipped illegal suite. The main floor features an open-concept design with a cozy family room highlighted by a gas fireplace and elegant Acacia hardwood flooring. The spacious kitchen showcases solid oak cabinetry, a double corner sink overlooking the southwest-facing backyard, and durable tile flooring. The bright nook area opens to a southwest-facing back deck, ideal for sun enthusiasts seeking a private retreat. Upstairs, you'll find three generously sized bedrooms, including the master suite with a walk-in closet, a luxurious 4-piece ensuite featuring a jetted tub, and ample natural light. The fully finished walkout basement adds exceptional value with its 1-bedroom suite, complete with a separate laundry area, offering potential for rental income or additional family living space. The double attached garage is fully insulated, drywalled, and heated, perfect for Calgary winters. Situated on a quiet street yet conveniently close to playgrounds, public transportation, and other amenities, this home is ideal for families. Don't miss the opportunity to make this wonderful property your own!



Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2185987    |
| Price          | \$659,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,442       |
| Acres          | 0.08        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 43 Anaheim Crescent Ne |
| Subdivision | Monterey Park          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 7B8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

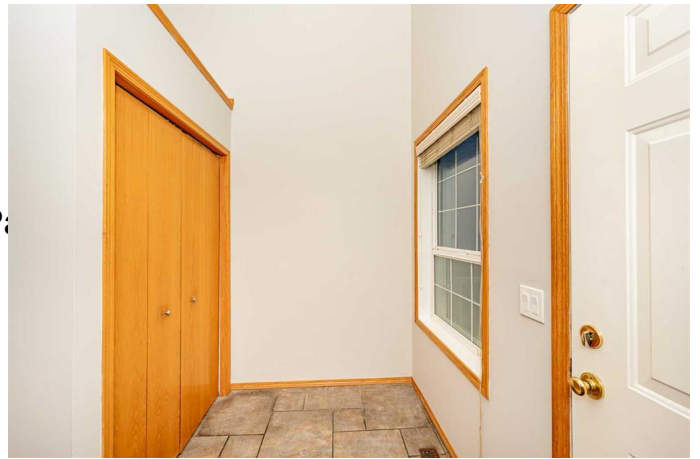
### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Natural Woodwork, See Remarks |
| Appliances        | Dishwasher, Refrigerator, Stove(s)                             |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |

Basement Full, Suite, Walk-Out

## Exterior

Exterior Features Balcony  
Lot Description Back Yard, Backs on to Park Reserve  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Siding  
Foundation Poured Concrete



## Additional Information

Date Listed January 16th, 2025  
Days on Market 77  
Zoning R-CG

## Listing Details

Listing Office TREC The Real Estate Company

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