

# \$359,900 - 66 Del Monica Villas Ne, Calgary

MLS® #A2220091

**\$359,900**

2 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

A WONDERFUL UNIT IN A PERFECT VILLA COMMUNITY FOR SENIORS OVER THE AGE OF 55. The units in this complex are snapped up quickly - reasonable price for quiet comfortable living. This home boasts 2 spacious bedrooms; 4 pce main bathroom and 2 pce ensuite; bright kitchen with loads of counter and cupboard space; large dining area; vaulted ceiling in the living room; big windows for lots of natural light; laundry on the main floor; porch at the front and a deck at the back with stubbed in gas outlet for your bar-b-q; oversized single garage with a lift from the garage floor to the main floor of the house. You have all your appliances - newer fridge, Dish washer, electric stove, stacked washer and dryer on the main floor, newer hot water heater and furnace. This complex has its own updated clubhouse where numerous activities are held and can be used for your private function if needed. You will be close to all amenities, shopping, hospital, walking trails, public transit as well as just a few moments drive to Stoney Trail and the Trans Canada Highway. This little community (only 40 units) within a community is very well managed with a strong reserve fund and a friendly and efficient Board. Plus a property manager who responds very quickly to your requests and questions. **DON'T MISS OUT ON THIS ONE.**

Built in 1994

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2220091               |
| Price          | \$359,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,096                  |
| Acres          | 0.08                   |
| Year Built     | 1994                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 66 Del Monica Villas Ne |
| Subdivision | Monterey Park           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 6Z5                 |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Visitor Parking, Clubhouse, Gazebo, Recreation Room   |
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected |
| Parking Spaces | 3   |
| Parking        | Single Garage Attached  |
| # of Garages   | 1   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Freezer |
| Heating           | Natural Gas, Central   |
| Cooling           | None   |
| # of Stories      | 1  |
| Has Basement      | Yes  |

|          |                  |
|----------|------------------|
| Basement | Full, Unfinished |
|----------|------------------|

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Street Lighting, Close to Clubhouse |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 54             |
| Zoning         | M-CG           |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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