

# \$525,000 - 74 Anaheim Circle Ne, Calgary

MLS® #A2234478

**\$525,000**

3 Bedroom, 1.00 Bathroom, 1,006 sqft  
Residential on 0.07 Acres

Monterey Park, Calgary, Alberta

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          | \$525,000 |
| 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 | 2               |
| Zoning         | R-CG            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.