

40 Costa Mesa Place NE Calgary, Alberta

MLS # A2342698



\$579,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,209 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Many Trees, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet		

Inclusions: NONE

Stunning 5-Bedroom Bi-Level with Walkout Basement WITH ILLEGAL Suite in Monterey Park Incredible location! Welcome to this beautifully maintained 5-bedroom bi-level home situated in the heart of the desirable community of Monterey Park. Offering approximately 1,208.86 sq. ft. on the main level, this home features a functional open-concept floor plan, vaulted ceilings, large windows, and an abundance of natural light. The main level offers 3 spacious bedrooms and 2 full bathrooms, including a primary bedroom with its own 4-piece ensuite. The kitchen features granite countertops, stainless steel appliances, ample cabinetry, and flows seamlessly into the dining and living areas—perfect for everyday living and entertaining. The fully developed lower level features a 2-bedroom walkout basement suite (illegal) with a separate entrance, spacious living area, kitchen, dining area, 3-piece bathroom, and two generously sized bedrooms. The lower level also includes shared laundry, storage, and utility space. Additional highlights include PEX plumbing, a new furnace, new hot water tank, new front porch, triple-pane windows, a large backyard, alley access, nearby playground, and additional street parking. This fantastic home is conveniently located steps from Monterey Park School, with easy access to multiple parks, bus stops, Saddletowne Circle, Genesis Centre, shopping, and other amenities. A wonderful opportunity for families, first-time buyers, or investors. Book your private showing today!