

**44 Del Monica Villas NE**  
**Calgary, Alberta**

**MLS # A2212208**



**\$384,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	919 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gazebo, Lawn, No M		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 520
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Storage items in basement and hide-a-bed couch in basement can be included along with the freezer.		

Welcome to 44 Del Monica Villas NE – A Rare Opportunity to own in the Coveted 50+ Community of Heritage Village of Monterey Park! This charming and beautifully maintained townhouse offers the perfect blend of comfort, convenience, and community living. Located in the peaceful and well-managed Heritage Village 55+ Complex, this home features 2 spacious bedrooms, 2 bathrooms (including a master ensuite), and a bright, open-concept living and dining area that’s ideal for both relaxing and entertaining. Enjoy single-level living plus the bonus of a basement with a thoughtfully designed floor plan featuring two main-floor bedrooms, main-floor laundry, and direct access to your attached garage. The bright and welcoming kitchen offers ample cabinet space and functionality in design. The living room and dining room areas feature an open concept layout and incredible vaulted ceilings offering exceptional natural light and space for entertaining. Step outside to your private deck area in the back or take a seat on your front porch, both perfect for morning coffee or evening chats with friends. The basement is also partially developed, has rough in for plumbing and has ample storage space along with a workshop or hobby room area, perfect to complete the development however you choose or keep as is! This home has been well maintained above and beyond the norm! Recent updates include a new hot water heater within the last year, the poly-b has been removed and replaced with a superior PEX plumbing system upgrade, the main bathroom has had a shower conversion completed to allow for easier accessibility, and so much more! The complex is known for its strong sense of community (including regular resident events, activities, and get togethers at the clubhouse), maintenance free lifestyle living, and proximity to shopping, transit, and all

essential amenities. Whether you're downsizing or simply seeking a quiet, low-maintenance lifestyle, this immaculate home is a must-see while you still have the chance as they do not come on the market often! Book your private showing today so you can start discovering the comfort and convenience of life at Heritage Village in Monterey Park tomorrow! This rare opportunity will not last long!