# 55 Anaheim Crescent NE

Calgary | Active | MLS® A2354947

**$549,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **1999** | **1,437.06 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by M3M Real Estate

# A closer look

Double attached garage //Fully finished walkout basement//4 bedrooms and 3.5 bathrooms//Green space behind the property// Open to below at the entrance// Welcome to this well-maintained two-story home in the established community of Monterey Park, offering 4 bedrooms, 3.5 bathrooms, a double attached garage, and a fully finished walkout basement. Thoughtfully laid out across three levels, this property offers impressive high ceiling at the entrance, generous living space and excellent versatility. The main floor features an open kitchen that connects to the inviting living room, dining area, complete with a cozy fireplace. A convenient two-piece bathroom and main-floor laundry add to the functionality of this level .Step outside to a large deck .Upstairs, you'll find a primary bedroom with a walk-in closet , a full bathroom .Two additional bedrooms each having spacious closet , and a full bathroom, providing a practical layout for everyday living. Large windows throughout the home provide plenty of natural light, enhancing the spacious feel of each room. The fully finished walkout basement offers additional living space, featuring a fourth bedroom, a second kitchen, a recreation room, separate laundry, storage, and a full bathroom. The walkout design provides convenient access to the outdoors and adds flexibility to the home's overall layout. Enjoy the added privacy and peace of mind of a fully fenced backyard, perfect for outdoor entertaining, relaxing, gardening, or letting kids and pets play safely. The added benefit of green space directly behind the property, offering a lovely natural backdrop and a sense of openness. The property also includes a double attached garage and additional storage space .Ideally located close to schools, public transit, parks, day care, shopping centers and playgrounds, this home offers convenient access to everyday amenities. Neat, clean, and move-in ready, this property is perfect for first-time home buyers, investors, or working professionals. Don't miss your opportunity to own this stunning Monterey Park home-book your showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2354947 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 1999 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |

| | |
|---|---|
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 1 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,437.06 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 3,745 sq. ft. |
| **Lot Frontage:** | 34'4¼" |
| **Front Exposure:** | Northwest |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1999 (Age: 27) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 9612670 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Separate/Exterior Entry, Walk Out |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |

| | |
|---|---|
| **Flooring:** | Carpet, Ceramic Tile, Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Living Room |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | In Basement, Main Level |
| **City Quadrant:** | Northeast |
| **Community:** | Monterey Park |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | Basement Suite Appliances: Stove, Refrigerator, Range Hood Fan, Stackable Washer/Dryer |
| **Restrictions:** | Utility Right Of Way |
| **Main Floor** | Dining Room · 15'4" × 8' · |
| **Main Floor** | Foyer · 9'8" × 7'11" · |
| **Main Floor** | Kitchen · 13'4" × 7' · |
| **Main Floor** | Living Room · 18'2" × 13' · |
| **2nd Floor** | Bedroom - Primary · 13'2" × 12'8" · |
| **2nd Floor** | Bedroom · 12' × 11' · |
| **2nd Floor** | Bedroom · 11'2" × 10'4" · |
| **Basement** | Bedroom · 10'6" × 9'6" · |
| **Basement** | Kitchen · 10'3" × 4'3" · |
| **Basement** | Game Room · 19'5" × 15'9" · |

| | |
|---|---|
| **Basement** | Furnace/Utility Room · 6'4" × 4'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Separate Entrance |
| **Exterior Features:** | Private Entrance, Private Yard, Storage |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private, Views |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NE |
| **Zoning:** | R-C1N |
| **Listed Date:** | Oct 28, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/55-anaheim-crescent-ne-calgary-a2354947/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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