74 San Diego Manor NE

Calgary | Active | MLS® A2338158

$530,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1996**	**1,045.93 sq. ft.**

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Listed by KIC Realty

A closer look

Proudly offered by the original owners, this beautifully maintained and fully developed bi-level home showcases exceptional pride of ownership throughout. Featuring 5 bedrooms, 3 full bathrooms, and over 2,000 sq. ft. of developed living space, this property offers plenty of room for growing families, multi-generational living, or those who simply appreciate extra space. Upon entering, you'll be welcomed by a spacious foyer with an open view up toward the bright kitchen, living room, and dining room area. The primary bedroom is a private retreat, complete with a 5-piece ensuite and patio doors leading to a lovely rear deck overlooking the backyard. Two additional bedrooms and a 4-piece bathroom complete the main level. The kitchen is both functional and inviting, offering ample cabinetry, a corner pantry, generous counter space, and a convenient breakfast bar. A large movable island provides additional storage and dining space and is included with the home. From the dining area, patio doors open to a sunny south-facing side deck with access to the low-maintenance backyard. Designed for easy upkeep, the backyard features extensive concrete finishing, newer vinyl fencing, and two storage sheds, including one with pass-through access to the paved back lane. The fully developed basement offers outstanding additional living space, including a spacious recreation room complete with a pool table and shuffleboard (both included), two more bedrooms, a full bathroom, and excellent storage areas. A separate walk-up entrance provides potential for basement development changes, subject to City approval. Major updates include the roof and hot water tank replaced in 2017. The furnace has been regularly serviced through a maintenance program, with the furnace motor recently replaced, providing added peace of mind. The heated attached double garage has been thoughtfully maintained as an entertaining and gathering space and has never been used for vehicle parking. There are also two natural gas BBQ hookups, making outdoor entertaining a breeze. Situated on a desirable corner lot, the property offers a generous side yard and abundant parking. With quick access to McKnight Boulevard and Stoney Trail, commuting anywhere in the city is convenient and efficient. Uniquely positioned within Monterey Park and competitively priced, this exceptional property is a must see. Contact your favourite REALTOR® today to book your private showing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338158
Bedrooms	5
Bathrooms	3
Year Built	1996
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	1,045.93 sq. ft.
Main Level Finished Area:	1,045.93 sq. ft.
Below Grade Finished Area:	992.67 sq. ft.
Acreage:	No
Lot Area:	4,187 sq. ft.
Lot Frontage:	42'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	7
Year built:	1996 (Age: 30)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9512682
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Monterey Park
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Tool cabinets and workbench in garage, kitchen table/island and chairs, pool table, shuffleboard table, all tv's and tv mounts, 2 x sheds
Restrictions:	None Known
Main Floor	Living Room · 11'4" × 11' ·
Main Floor	Kitchen · 12'6" × 10'4" ·
Main Floor	Dining Room · 10'10" × 9' ·
Main Floor	Bedroom - Primary · 13'5" × 10' ·
Main Floor	Bedroom · 9'7" × 7'4" ·
Main Floor	Bedroom · 9'8" × 7'10" ·
Main Floor	Foyer · 8'2" × 7'5" ·
Basement	Game Room · 19'8" × 17'10" ·

Basement	Bedroom · 9'5" × 8'5" ·
Basement	Bedroom · 8'5" × 7'8" ·
Basement	Laundry · 9'10" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Track Lighting, Vinyl Windows
Exterior Features:	BBQ gas line, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Patio And Porch Features:	Deck, Side Porch
Lot Features:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/74-san-diego-manor-ne-calgary-a2338158/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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