

# \$579,900 - 74 Anaheim Circle Ne, Calgary

MLS® #A2258829

**\$579,900**

6 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.07 Acres

Monterey Park, Calgary, Alberta

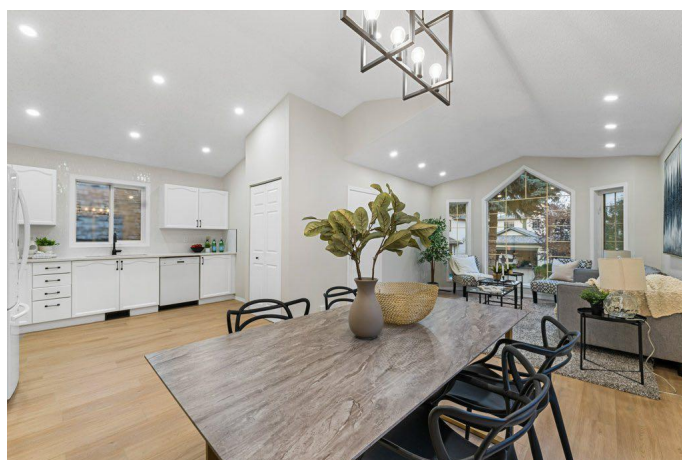
CALLING ALL INVESTORS! A promising property ripe for cash flow is a perfect investment opportunity or starter home for first time home buyers. This spacious property features a beautiful vaulted ceiling that floods the main level with natural light! The whole house has gone through a full transformation with a modern kitchen & quartz countertops, updated appliances, stunning bathroom remodel, LVP flooring, separate laundry, upgraded vinyl windows, the list is endless! And did we mention that it has 6 BEDROOMS!! With 3 large bedrooms upstairs, functional layout and even patio doors with wrap around deck, it's the perfect amount of space for a small family. The large fully developed basement boasts an illegal basement suite with a 3 bedroom layout, offering additional living space or an income helper. The basement features lots of natural light with large windows and a private laundry. Outside, the entire exterior has been updated with a modern colour palette, and a large yard awaits your vision with space for a garage and more. Book your showing now to explore the potential of this property!

Built in 1997

## Essential Information

MLS® # A2258829

Price \$579,900



Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
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	T1Y7E1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Closet Organizers, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed September 20th, 2025

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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