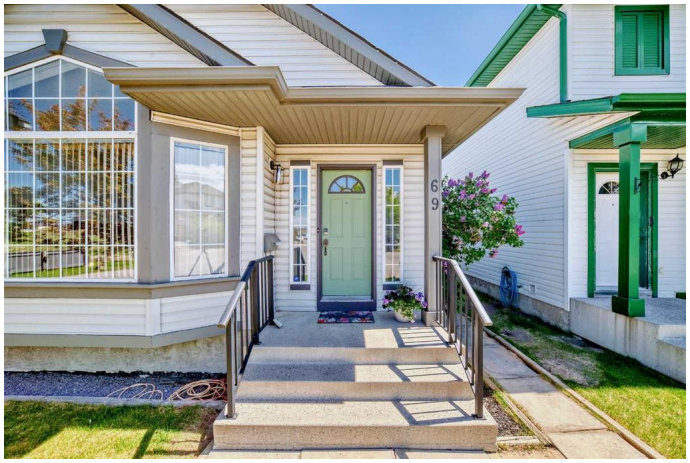
# $549,900 - 69 San Diego Manor Ne, Calgary

MLS® #A2226078

**$549,900**

4 Bedroom, 2.00 Bathroom, 1,028 sqft
Residential on 0.07 Acres

Monterey Park, Calgary, Alberta



Nestled on a quiet, picturesque street in a highly sought-after neighborhood, this charming and updated bungalow offers the perfect blend of comfort, style, and practicality. Featuring four spacious bedrooms, soaring vaulted ceilings, and an airy open-concept layout filled with natural light through the many windows- and highlighted by a striking bay window in the living roomâ€”this home is designed for easy family living. The main floor features a spacious foyer with a separate door to the basement which can be used as a separate entrance. Main floor also includes a generous primary bedroom with a walk-in closet, & another good sized bedroom, while the kitchen boasts rich oak cabinetry with plenty of cabinets plus pantry. The spacious dining nook with patio doors lead to a large railed deck, ideal for entertaining. The home also features two full beautiful bathrooms. Recent upgrades include new carpets on upper bedrooms and stairs plus fresh paint, modern lighting, and updated toilets, ensuring a move-in-ready experience. The fully developed lower level adds incredible versatility offering two additional bedrooms with large windows, a full bathroom, a large laundry/utility area, and flexible space for a media room, office, or guest accommodationsâ€”perfect for multigenerational living. Completing the property is an impressive double detached garage with 220V wiring, dual overhead doors, one with an elevated ceiling, plus a paved

alley and lots of extra parking at the front.  All this,  just steps from transit, close to schools, shopping, and essential amenitiesâ€”an exceptional opportunity for first-time buyer or buyer looking to down size, in a well-established community.

Built in 1999

## Essential Information

| | |
|---|---|
| MLS® # | A2226078 |
| Price | $549,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,028 |
| Acres | 0.07 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 69 San Diego Manor Ne |
| Subdivision | Monterey Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T1Y 7B6 |

## Amenities

| | |
|---|---|
| Parking Spaces | 2 |
| Parking | Garage Door Opener, 220 Volt Wiring, Alley Access, Double Garage Detached, Workshop in Garage |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | High Ceilings, Open Floorplan, See Remarks, Central Vacuum, |

| | |
|---|---|
| | Separate Entrance |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Lane, Front Yard, Landscaped, See Remarks, Treed |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | May 29th, 2025 |
| Days on Market | 73 |
| Zoning | R-CG |

## Listing Details

| | |
|---|---|
| Listing Office | Royal LePage Blue Sky |

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