

# \$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

Open House Sunday Aug 23rd 1.30 - 3.00 Pm.

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 room—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 accommodations—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	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Workshop in Garage
# of Garages	2

**Interior**

Interior Features	Central Vacuum, High Ceilings, Open Floorplan, See Remarks, 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	86
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Blue Sky
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