

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

MLS® #A2259038

**\$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® # A2259038

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 22nd, 2025 |
| Days on Market | 19                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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