

# \$480,000 - 40 Laguna Close Ne, Calgary

MLS® #A2220329

**\$480,000**

4 Bedroom, 2.00 Bathroom, 986 sqft

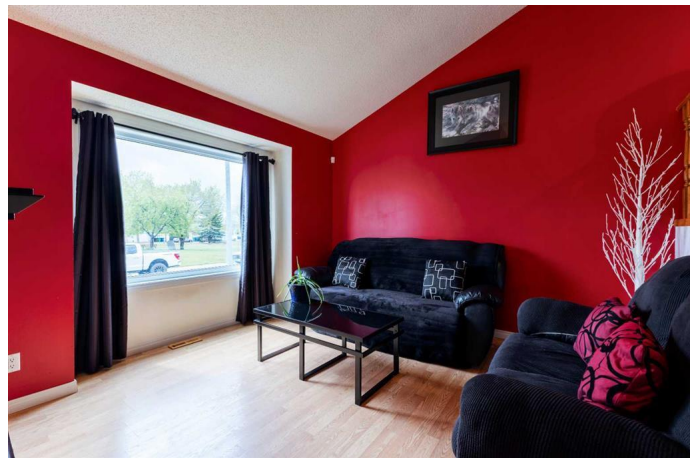
Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

**PRICE REDUCTION!** Welcome to 40 Laguna Close! This charming 3-level split with an oversized double detached garage is a must-see. Step inside to a spacious foyer that opens into a warm and inviting living room featuring vaulted ceilings, a cozy fireplace, and a large picture window overlooking the park and playground just across the street. Up a few steps, you'll find a functional kitchen with updated appliances and a dedicated pantry, a bright dining area, three well-sized bedrooms (one being used as a home office) a renovated 4-piece bathroom. A convenient side entrance provides access to the fully fenced and landscaped backyard. The finished basement offers a generous recreation/games room, a fourth bedroom currently used as a home gym, another updated 4-piece bathroom, a laundry area, and a spacious storage/utility room. Enjoy the privacy of the rear yard and the benefit of alley access to the oversized double garage. Ideally located within walking distance to several schools, parks, playgrounds, shopping, dining, and essential services. Plus, you're just a block away from the Monterey Park Wetland with scenic walking and biking trails. Don't miss this fantastic opportunity—schedule your showing with your favorite Realtor today!

Built in 1991

## Essential Information



MLS® #	A2220329
Price	\$480,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	986
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	40 Laguna Close Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6V1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Humidifier
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	102
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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