

# \$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

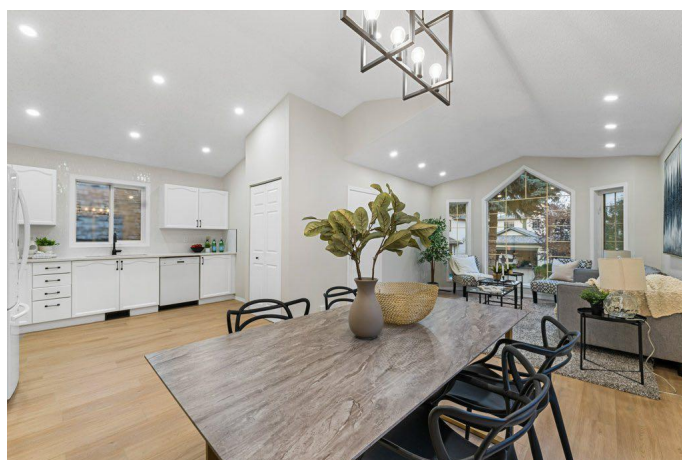
CALLING ALL INVESTORS! A promising property ripe for cash flow is a perfect investment opportunity or starter home for first time home buyers. This spacious property features a beautiful vaulted ceiling that floods the main level with natural light! The whole house has gone through a full transformation 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
Days on Market	1
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.