

# \$359,900 - 66 Del Monica Villas Ne, Calgary

MLS® #A2220091

## \$359,900

2 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

A WONDERFUL UNIT IN A PERFECT VILLA COMMUNITY FOR SENIORS OVER THE AGE OF 55. The units in this complex are snapped up quickly - reasonable price for quiet comfortable living. This home boasts 2 spacious bedrooms; 4 pce main bathroom and 2 pce ensuite; bright kitchen with loads of counter and cupboard space; large dining area; vaulted ceiling in the living room; big windows for lots of natural light; laundry on the main floor; porch at the front and a deck at the back with stubbed in gas outlet for your bar-b-q; oversized single garage with a lift from the garage floor to the main floor of the house. You have all your appliances - newer fridge, Dish washer, electric stove, stacked washer and dryer on the main floor, newer hot water heater and furnace. This complex has its own updated clubhouse where numerous activities are held and can be used for your private function if needed. You will be close to all amenities, shopping, hospital, walking trails, public transit as well as just a few moments drive to Stoney Trail and the Trans Canada Highway. This little community (only 40 units) within a community is very well managed with a strong reserve fund and a friendly and efficient Board. Plus a property manager who responds very quickly to your requests and questions. DON'T MISS OUT ON THIS ONE.

Built in 1994

## Essential Information



MLS® #	A2220091
Price	\$359,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,096
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	66 Del Monica Villas Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6Z5

### Amenities

Amenities	Visitor Parking, Clubhouse, Gazebo, Recreation Room
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Freezer
Heating	Natural Gas, Central
Cooling	None
# of Stories	1
Has Basement	Yes

Basement	Full, Unfinished
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## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Street Lighting, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 11th, 2025
Days on Market	53
Zoning	M-CG

## Listing Details

Listing Office	First Place Realty
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