

# \$709,900 - 63 La Valencia Gardens Ne, Calgary

MLS® #A2222080

**\$709,900**

5 Bedroom, 4.00 Bathroom, 2,345 sqft

Residential on 0.10 Acres

Monterey Park, Calgary, Alberta

OPEN HOUSE SUNDAY SEPTEMBER 7

2025 FROM 2pm TO 4pm. Rare find

exceptional nice 2 story home with 5

BEDROOMS on upper level. Master bedroom

has 5pc ensuite bath with jetted tub, separate

standing shower and walk-in closet with mirror

door. Parquet flooring in living, dining rooms

and master bedroom. Laminate flooring

throughout the main floor and the 2nd floor

except the stairway (with carpet). Huge family

room with bookshelves and French door

leading to the deck. Nice balcony off the

master bedroom on upper floor. Basement

fully developed with illegal suite (kitchen),

spacious recreation room, 3pc bathroom,

storage room and den (just like a bedroom

with a window but with no closet). The Poly B

pipes of the entire house were replaced by the

white PEX pipes. The fully fenced back yard is

completed with a good sized deck, ideal for

relaxing, entertaining and summer gatherings.

Water heater tank just got replaced by a brand

new one on May 17 2025. Close to school.

Built in 1989

## Essential Information

MLS® # A2222080

Price \$709,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3



Half Baths	1
Square Footage	2,345
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	63 La Valencia Gardens Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6P5

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Off Street
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Jetted Tub
Appliances	Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Finished, Suite

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 16th, 2025  
Days on Market                107  
Zoning                              R-CG

**Listing Details**

Listing Office                    MaxWell Capital Realty

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