

# \$449,000 - 235 Carmel Close Ne, Calgary

MLS® #A2210486

**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,466 sqft  
Residential on 0.07 Acres

Monterey Park, Calgary, Alberta

**NOW AVAILABLE in MONTEREY PARK!**

This is the opportunity you've been waiting for whether you're an investor, renovator, or a family ready to add your personal touch, this 4-bedroom, 3-bathroom home offers incredible potential at a price that's hard to beat.

Located on a quiet street and sitting on a spacious lot with rear parking for two vehicles, this 1466 sq ft home (above grade) is bright, open, and full of natural light. The main floor features a dedicated dining room, a spacious living area, and an open-concept kitchen the perfect layout for family life or entertaining.

Upstairs, you'll find three well-sized bedrooms, including a primary suite with its own 2-piece ensuite, plus a full 4-piece bathroom to serve the rest of the upper level.

The partially finished basement adds extra flexibility with an additional bedroom and plenty of space for storage or future development.

Located just steps from transit, schools, parks, and amenities, this home is a smart investment in one of Calgary's established communities.

Homes like this don't come up often and certainly not at this price. Book your



showing today before itâ€™s gone!

Built in 1994

### Essential Information

MLS® #	A2210486
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,466
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	235 Carmel Close Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6Z4

### Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

### Interior

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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