

# \$384,900 - 44 Del Monica Villas Ne, Calgary

MLS® #A2212208

**\$384,900**

2 Bedroom, 2.00 Bathroom, 919 sqft

Residential on 0.11 Acres

Monterey Park, Calgary, Alberta

Welcome to 44 Del Monica Villas NE – A Rare Opportunity to own in the Coveted 50+ Community of Heritage Village of Monterey Park! This charming and beautifully maintained townhouse offers the perfect blend of comfort, convenience, and community living. Located in the peaceful and well-managed Heritage Village 55+ Complex, this home features 2 spacious bedrooms, 2 bathrooms (including a master ensuite), and a bright, open-concept living and dining area that’s ideal for both relaxing and entertaining. Enjoy single-level living plus the bonus of a basement with a thoughtfully designed floor plan featuring two main-floor bedrooms, main-floor laundry, and direct access to your attached garage. The bright and welcoming kitchen offers ample cabinet space and functionality in design. The living room and dining room areas feature an open concept layout and incredible vaulted ceilings offering exceptional natural light and space for entertaining. Step outside to your private deck area in the back or take a seat on your front porch, both perfect for morning coffee or evening chats with friends. The basement is also partially developed, has rough in for plumbing and has ample storage space along with a workshop or hobby room area, perfect to complete the development however you choose or keep as is! This home has been well maintained above and beyond the norm! Recent updates include a new hot water heater within the last year, the poly-b has been removed and replaced with a



superior PEX plumbing system upgrade, the main bathroom has had a shower conversion completed to allow for easier accessibility, and so much more! The complex is known for its strong sense of community (including regular resident events, activities, and get togethers at the clubhouse), maintenance free lifestyle living, and proximity to shopping, transit, and all essential amenities. Whether you're downsizing or simply seeking a quiet, low-maintenance lifestyle, this immaculate home is a must-see while you still have the chance as they do not come on the market often! Book your private showing today so you can start discovering the comfort and convenience of life at Heritage Village in Monterey Park tomorrow! This rare opportunity will not last long!

Built in 1994

### **Essential Information**

MLS® #	A2212208
Price	\$384,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	919
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	44 Del Monica Villas Ne
Subdivision	Monterey Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T1Y 6Z5

### Amenities

Amenities	Clubhouse, Parking, Party Room, Recreation Room, Snow Removal, Trash, Visitor Parking, Gazebo
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bathroom Rough-in, Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	15
Zoning	M-CG

### Listing Details

Listing Office	CIR Realty
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