

# \$740,000 - 63 La Valencia Gardens Ne, Calgary

MLS® #A2222080

## \$740,000

5 Bedroom, 4.00 Bathroom, 2,345 sqft

Residential on 0.10 Acres

Monterey Park, Calgary, Alberta

OPEN HOUSE SUNDAY August 3 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	\$740,000
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	Jetted Tub, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer, Electric Cooktop
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, 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                77  
Zoning                              R-CG

**Listing Details**

Listing Office                    MaxWell Capital Realty

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