

# \$515,000 - 8051 Laguna Way Ne, Calgary

MLS® #A2265443

**\$515,000**

4 Bedroom, 2.00 Bathroom, 1,599 sqft

Residential on 0.10 Acres

Monterey Park, Calgary, Alberta

| WALKOUT BASEMENT â€“ 2 BEDROOM  
ILLEGAL SUITE | LARGE CORNER LOT | 4  
BEDS + BONUS AREA | 2 FULL BATHS |

With over 2000 sq. ft. of developed living space, this fully finished 4-level split in the established community of Monterey Park NE offers an excellent opportunity for investors or first-time buyers seeking space and flexibility. Set on a generous fenced corner lot, the property provides ample room for families, outdoor entertaining, and includes a storage shed for added convenience.

The main floor features a bright living and dining area with vaulted ceilings and an open view to the upper level. The kitchen offers plenty of counter space and overlooks the main living area, an ideal setup for families or gatherings. A stackable laundry set is also located on this level.

The upper floor includes two bedrooms plus a bonus area, which can easily be converted into a third bedroom or office, along with a full 4-piece bathroom and an open loft-style family space.

The walkout level offers a separate entrance, a spacious family room, a second kitchen, a full bathroom, and separate laundry, providing great potential for a live-up/rent-down setup or extended family living. The basement is fully developed with two additional bedrooms and



utility area- (NEW water tank- 2023)

Located on a quiet street close to schools, shopping, parks, and major roadways, this home delivers exceptional value and versatility. Flexible possession available. Don't miss out on this exceptional community! Book a showing Now! Disclaimer “Some images have been virtually decluttered using artificial intelligence to highlight interior space

Built in 1995

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2265443      |
| Price          | \$515,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,599         |
| Acres          | 0.10          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8051 Laguna Way Ne |
| Subdivision | Monterey Park      |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T1Y 7A3            |

Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Separate Entrance, Storage                                                    |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Combination, Forced Air                                                       |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full, Exterior Entry, Suite, Walk-Out                               |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard, Storage            |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-CG               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.