

# \$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 17 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        | Double Garage Attached, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Jetted Tub, No Smoking Home, No Animal Home                              |
| Appliances        | Dishwasher, Dryer, Refrigerator, Built-In Oven, Electric Cooktop, Washer |
| 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 Yard, Rectangular Lot, Back Lane, Front Yard |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame, Stucco                                |

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 16th, 2025  
Days on Market        91  
Zoning                      R-CG

**Listing Details**

Listing Office            MaxWell Capital Realty

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