

15 Carmel Close NE  
Calgary, Alberta

MLS # A2181996



**\$629,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Soaking Tub		

**Inclusions:** none

Excellent opportunity for this 1,850 sq' (developed living space) nicely upgraded 4-level split in an excellent location in Monterey Park! This 4-level split offers substantial upgrades and features, including soaring vaulted ceilings, estate casing and baseboard, a quality kitchen with stainless steel appliances, and a brand-new dishwasher. Upgraded baths with a full ensuite that has a dual shower-head shower. Hardwood laminate, new carpet, rich gas fireplace, three full baths, and LED lighting. The roof was replaced 3 years ago; all the Poly B plumbing has been replaced, a newer hot water tank, high-efficiency furnace (5 years ago), freshly painted, a total of 4 bedrooms, new landscaping, and a cozy front porch to sit and watch the world go by. This fantastic property needs nothing and can be moved into and enjoyed for years!