



**232 San Fernando Place NE
Calgary, Alberta**

MLS # A2312830



\$769,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,651 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

4 BEDROOMS + BONUS ROOM | 3.5 BATHROOMS | 1650 SQ.FT. | ILLEGAL BASEMENT SUITE | HIGHLY RENOVATED | Welcome to this beautifully maintained and extensively upgraded family home located in the vibrant community of Monterey Park. Tucked away on a quiet cul-de-sac and just steps from transit and Calgary's scenic Greenway pathway system, this fully finished two-storey home offers comfort, style, and exceptional functionality. Featuring 4 bedrooms plus a bonus room, this home showcases hardwood and laminate flooring throughout, a bright and spacious floorplan, and a sun-filled living room with a striking three-sided fireplace. The elegant dining area flows seamlessly into the custom-designed kitchen, complete with gleaming tile floors, soft-close two-tone cabinetry, quartz countertops, a walk-in pantry, and stainless steel LG appliances, including a convection oven. Upstairs, hardwood flooring continues through the bonus room and all three bedrooms. The bonus room boasts vaulted ceilings, while the primary retreat offers a walk-in closet and a private ensuite with quartz countertops. The renovated (2021) illegal basement suite with a separate entrance adds outstanding value. It features laminate flooring, a large bedroom with dual closets, a spacious recreation room, office, full bathroom with shower, and a well-appointed kitchen with an induction cooktop. A dedicated laundry area includes a space-saving GE washer and dryer. Additional highlights include main-floor laundry with Samsung steam washer and dryer, Nest thermostat, central air conditioning, updated chandeliers (2021), a south-facing backyard with new vinyl fencing (2022), a newer deck (2021), and a brand-new hot water tank (2025). Ideally located just minutes from Stoney Trail and McKnight Boulevard, this exceptional home offers quick access to schools, shopping,

hospitals, the airport, and downtown. A truly fantastic opportunity in a prime, family-friendly neighborhood.