



GRASSROOTS
REALTY GROUP

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285 Fresno Place NE
Calgary, Alberta

MLS # A2333852



\$499,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,889 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Reverse Pie Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: Lower Floor's Fridge, Stove and microwave, Washer/ Dryer AS-IS

Welcome to this spacious and freshly painted 5-bedroom home, perfectly situated on a quiet cul-de-sac in the sought-after community of Monterey Park. Offering plenty of room for growing families or savvy investors, this property features generously sized bedrooms, vaulted ceilings that create an open and airy feel, and a cozy fireplace (currently not in use). Step outside to enjoy the huge deck overlooking the fully fenced backyard—ideal for entertaining, relaxing, or letting kids and pets play safely. Parking is a breeze with a single attached garage plus an additional parking pad. An added bonus is the illegal basement suite, offering excellent potential as a mortgage helper or additional living space. Located in a peaceful, family-friendly neighborhood, this home is just minutes from everyday amenities and is conveniently close to excellent schools, including Monterey Park School, Clarence Sansom School, and Lester B. Pearson High School—making it an ideal choice for families with children of all ages. Whether you’re looking for a spacious family home or an investment opportunity with income potential, this versatile property offers exceptional value in a prime location. Don’t miss your chance to make it yours!