

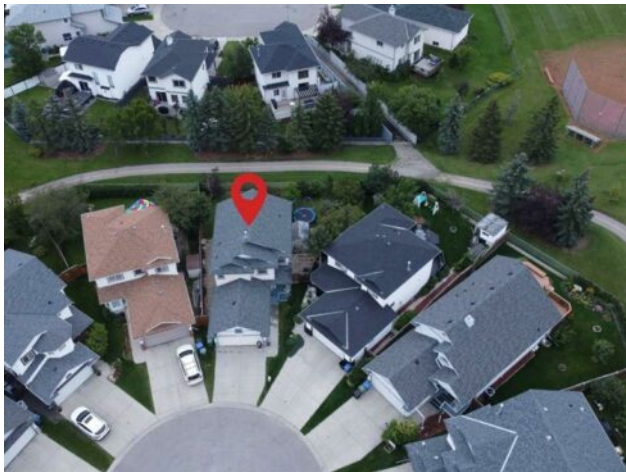


**GRASSROOTS**  
REALTY GROUP

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**131 Fresno Place NE**  
**Calgary, Alberta**

**MLS # A2243657**



**\$555,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Monterey Park                    |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 1,629 sq.ft.                     | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                        |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Pie Shaped Lot       |               |                   |

|                    |                          |
|--------------------|--------------------------|
| <b>Heating:</b>    | Forced Air               |
| <b>Floors:</b>     | Carpet, Vinyl Plank      |
| <b>Roof:</b>       | Asphalt Shingle          |
| <b>Basement:</b>   | Finished, Full           |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame |
| <b>Foundation:</b> | Poured Concrete          |
| <b>Features:</b>   | No Smoking Home          |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** Trampoline, Shed at Back Yard, Plants at Back and Side Yard

More Pictures being uploaded...BEST PRICE for ATTACHED GARAGE HOME in Monterey Park | OVER 2,300 SF LIVING SPACE | Beautifully Designed and Maintained by Owner | NO NEIGHBOR BEHIND | FULLY DEVELOPED BASEMENT | 4 BEDS 3.5 BATHS | NEW LVP FLOORING | NEW FURNACE 2025, HOT WATER TANK 2025, ELECTRIC STOVE 2025, HOOD FAN 2025 | FRESHLY PAINTED. Welcome to 131 Fresno Place NE, a beautifully maintained home nestled on a quiet cul-de-sac in the heart of Monterey Park. This home offers a spacious living space with 4 bedrooms and 3.5 bathroom. Step inside to discover a bright and airy main floor featuring an open-concept living and dining area, perfect for entertaining or relaxing with loved ones. The kitchen is functional and inviting, with ample cabinetry and natural light pouring in through large windows. Main Floor has a half bathroom and laundry convenience for family usage. Upstairs, you'll find three generously sized bedrooms and a full bathroom, offering plenty of space for rest and privacy. The master bedroom has large 5-pc ensuite, soaker tub, a separate shower and a walk-in closet for your full retreat. Another two bedroom and a full bath completes the upper level. The fully finished basement adds valuable living space with a family room, bedroom and 3pc bath. Outside, the large fenced backyard is a private oasis—perfect for summer barbecues, gardening, or letting the kids and pets play freely. An Double attached garage and driveway provide convenient parking and storage. Located just minutes from schools, parks, shopping, and major roadways like 16 Ave NE and Stoney Trail, this home offers unbeatable access to everything you need. With recent updates including fresh paint and modern flooring, 131 Fresno Place NE is move-in ready and full of potential. Don't miss your

chance to own this fantastic home in one of Calgary’s most welcoming communities.