



**GRASSROOTS**  
REALTY GROUP

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**30 Pasadena Gardens NE**  
**Calgary, Alberta**

**MLS # A2246456**



**\$649,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Monterey Park  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,616 sq.ft.   | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Garden, Landscaped, Lawn, Other, Private, Rectangu |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt, Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Crawl Space, Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade                                | <b>ADD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage |                   |      |

**Inclusions:** N/A

**BIG PRICE REDUCTION!!!! BEST PRICED HOUSE WITH ILLEGAL SUITE IN MONTEREY PARK!!! DON'T MISS THIS OPPORTUNITY!!!!** Welcome to your perfect move-in ready home in the heart of Monterey Park! This beautifully updated 4-level split offers exceptional space, comfort, and flexibility—with over 2,100 sq ft of developed living space, 5 spacious bedrooms (3 up +2 in illegal suite), and 3 full bathrooms, it's ideal for large families, multi-generational living, or savvy investors. Step inside and immediately feel the care and quality that has gone into this renovation. You'll love the brand-new vinyl plank flooring, fresh paint throughout, new PEX plumbing, and stylishly updated bathrooms. This home is truly turn-key, with all-new water lines—each with its own shut-off valve in the crawl space for added peace of mind and convenience. The main floor welcomes you with a bright and open living room featuring a large bay window, flowing seamlessly into the dining area and an updated kitchen equipped with stainless steel appliances, granite countertops, a gas line for the stove, and a water line for your fridge. On the second level, you'll find three generously sized bedrooms, including a private primary retreat with a 4-piece ensuite and patio doors leading to your own deck—perfect for enjoying your morning coffee. A second full bathroom completes this level. The third level is a standout feature with its walkout illegal suite that includes 2 bedrooms, a full 4-piece bath, and a spacious family room centered around a cozy wood-burning fireplace. Another set of patio doors opens to the backyard deck, creating a seamless indoor-outdoor living experience. The fourth level adds even more versatility, offering a massive 5th bedroom, a second kitchen, and ample room to host guests, entertain, or set up a home gym or office.

Key Upgrades & Features: - New vinyl plank flooring - Fresh paint throughout - Updated bathrooms - Stainless steel appliances - Granite countertops - Gas stove line + fridge water line - All new water lines with individual shut-off valves - WALKOUT illegal suite - ideal mortgage helper - Attached garage - Multiple decks + backyard space - Convenient location near schools, parks, shopping, transit & major roads This home truly checks every box: renovated, spacious, income-generating potential, and priced to sell. Don't miss this rare opportunity—book your private showing today and make this incredible home yours!