



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

30 Pasadena Gardens NE
Calgary, Alberta

MLS # A2246456



\$675,000

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

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

Inclusions: N/A

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, 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!