

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

30 Pasadena Gardens NE Calgary, Alberta

MLS # A2246456



\$649,900

Monterey Park

Residential/House Type: Style: 4 Level Split Size: 1,616 sq.ft. Age: 1988 (37 yrs old) **Beds:** Baths: 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: | Full | LLD: | - |
| 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 | | |

Division:

Inclusions: N/A

BACK ON MARKET DUE TO FINANCING!!! BIG PRICE REDUCTION!!!! BEST PRICED HOUSE WITH ILLEGAL SUITE IN MONTERY 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'Il 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!