

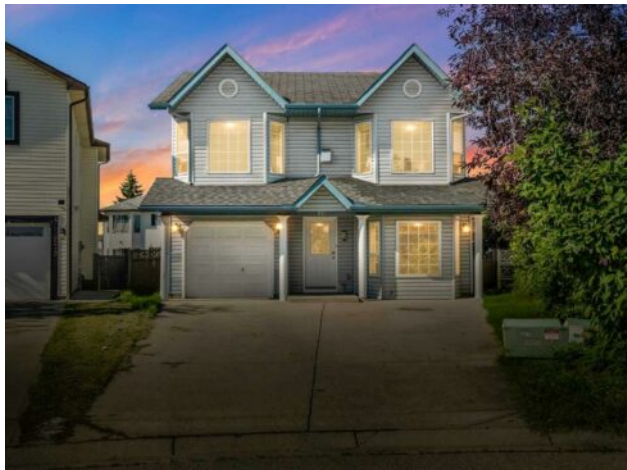


**GRASSROOTS**  
REALTY GROUP

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**285 Fresno Place NE**  
**Calgary, Alberta**

**MLS # A2251582**



**\$489,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,893 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s)		

**Inclusions:** Lower Floor's Fridge, Stove and microwave, Washer/ Dryer AS-IS (Two side tables/2 beds/one coffee table/ Back Yard's equipment AS-IS and lawn mower AS-IS/ patio furniture).

Located on a quiet street with easy access to schools, parks, public transportation, the Monterey Food Centre, and minutes from Sunridge and East Hills Shopping Centre, this home combines convenience with versatility. Commuting is simple with quick connections to the Trans-Canada Highway and Stoney Trail. The lower level features an illegal suite with an open-concept kitchen, dining, and living area. A large island with eating bar adds functionality, while a back door opens directly to the yard. Three bedrooms, a full 3-piece bathroom, and separate laundry complete this level. A private entrance leads to the upper level, offering two additional bedrooms, a spacious living room with a cozy gas fireplace, and a second kitchen with stainless steel appliances. A second washer/dryer set adds extra practicality. This home also includes a single attached garage, extra parking on a wide driveway, and a fully fenced pie-shaped lot with an oversized 27' x 14' deck—perfect for outdoor entertaining. With its flexible layout, rental potential, and prime location, this property is a fantastic opportunity for both families and investors.