



GRASSROOTS
REALTY GROUP

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

165 San Fernando Place NE
Calgary, Alberta

MLS # A2252743



\$569,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,469 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Gentle Slope		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Organizers and Cabinets (Garage), Deep Freezer (Garage), TV Wall Mount (Living Room)

Welcome to this beautifully cared-for 2-storey home in the well-established community of Monterey Park! From the moment you walk in, you'll love the high ceilings, open entryway, and large windows that fill the home with natural light. The main floor offers a bright living room with fireplace, a functional kitchen with plenty of cabinet space, a dining nook overlooking the backyard, plus a convenient half bathroom with laundry. Upstairs features 3 generously sized bedrooms and 2 full bathrooms, including a large primary retreat with a walk-in closet, ensuite, and a sunny south-facing window. The additional bedrooms offer plenty of space, each filled with natural light from the home's big bright windows. The fully finished basement expands your living space with a huge recreational room, den/office, half bath, and an extra storage room that could easily be a second office or hobby space. Enjoy peace of mind with brand new roof and flooring (2025) along with a newer furnace and hot water tank. Outside, the south-facing backyard is private and beautifully landscaped with fruit trees and shrubs perfect for relaxing or entertaining. A double attached garage and paved rear access complete this move-in ready home. Ideally located in an established community close to parks, schools, shopping, and major highways. A wonderful opportunity to own a home that combines comfort, upgrades, and convenience!