



GRASSROOTS
REALTY GROUP

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256 Fresno Place NE
Calgary, Alberta

MLS # A2262798



\$539,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,230 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, See Remarks		

Inclusions: Pergola included

**** OPEN HOUSE : SATURDAY OCTOBER 11th from 1pm-2:30pm****

Welcome to 256 Fresno Place NE

— the perfect family home nestled on a quiet cul-de-sac in the heart of Monterey Park. With over 1,229 sq ft above grade, plus a finished basement, this well-maintained 3-bedroom, 3.5-bathroom detached home offers space, comfort, and convenience for growing families. Step inside to an inviting open-concept main floor featuring a bright living room, spacious dining area, and a functional kitchen with pantry — perfect for family meals and gatherings. Upstairs, you’ll find two generously sized bedrooms, both including full bathroom ensuites - one with a 3-piece ensuite and walk-in closet, and a second with 4-piece and walk in closet. Plenty of upstairs storage areas as well as convenient upper-level laundry room. The basement offers a cozy family room, additional bedroom, 3-piece bath, and extra storage — ideal for teens, guests, or a home office setup. Outside, enjoy your own fully fenced, private oasis with a beautifully landscaped, treed lot, fruit trees, and direct access to green space out back. The pergola-covered rear deck, and fire pit create the perfect setting for outdoor family fun and relaxation. Additional features include: * Double attached garage (plus driveway parking) * Central air conditioning * Newer Roof, Hot Water Tank (2020) * Family-friendly community with parks, playgrounds, schools & walking paths just steps away * NEW Vinyl Plank flooring throughout (2025) * NEW Appliance package (2025)

Located minutes from shopping, public transit, and major roads, this

home checks all the boxes for your next family move.

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