



**GRASSROOTS**  
REALTY GROUP

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**131 San Fernando Crescent NE**  
**Calgary, Alberta**

**MLS # A2284303**



**\$624,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,725 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Front Drive, Garage Door C		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 131 San Fernando Crescent NE, Calgary &mdash; a neat and clean 2-storey home for sale in NE Calgary with a fully developed basement and double attached garage. This spacious family home offers over 2,400 sq. ft. of total developed living space across three levels, featuring 4 bedrooms and 3.5 bathrooms, perfect for growing families or investors. The main floor includes a bright living room, upgraded kitchen with stainless steel appliances, walk-through pantry, dining nook, main-floor laundry, and a convenient half bath. The upper level boasts a huge bonus room with 9-foot ceilings and corner gas fireplace, rounded corners throughout, and a generous primary bedroom with walk-in closet and full ensuite bathroom. The finished basement adds excellent value, offering a bedroom, spacious family room, and a full bathroom with jetted tub, ideal for guests or extended family. Recent upgrades include kitchen renovations, new fence, hot water tank replaced in 2023, heated garage, water filtration system to kitchen, humidifier, security cameras, and a NEW ROOF (2025). Located in a desirable Calgary NE community, this home is close to public transit, schools, playgrounds, shopping malls, and all major amenities. A move-in-ready Calgary two-storey home with developed basement and double garage &mdash; don&rsquo;t miss this opportunity!