



**232 San Fernando Place NE
Calgary, Alberta**

MLS # A2292627



\$659,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Monterey Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,651 sq.ft. | Age: | 2000 (26 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Chandelier, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: None

4 BEDROOMS + BONUS ROOM | 3.5 BATHROOMS | 1650 SQ.FT. | ILLEGAL BASEMENT SUITE | HIGHLY RENOVATED | Welcome to this beautifully maintained and extensively upgraded family home located in the vibrant community of Monterey Park. Tucked away on a quiet cul-de-sac and just steps from transit and Calgary's scenic Greenway pathway system, this fully finished two-storey home offers comfort, style, and exceptional functionality. Featuring 4 bedrooms plus a bonus room, this home showcases hardwood and laminate flooring throughout, a bright and spacious floorplan, and a sun-filled living room with a striking three-sided fireplace. The elegant dining area flows seamlessly into the custom-designed kitchen, complete with gleaming tile floors, soft-close two-tone cabinetry, quartz countertops, a walk-in pantry, and stainless steel LG appliances, including a convection oven. Upstairs, hardwood flooring continues through the bonus room and all three bedrooms. The bonus room boasts vaulted ceilings, while the primary retreat offers a walk-in closet and a private ensuite with quartz countertops. The renovated (2021) illegal basement suite with a separate entrance adds outstanding value. It features laminate flooring, a large bedroom with dual closets, a spacious recreation room, office, full bathroom with shower, and a well-appointed kitchen with an induction cooktop. A dedicated laundry area includes a space-saving GE washer and dryer. Additional highlights include main-floor laundry with Samsung steam washer and dryer, Nest thermostat, central air conditioning, updated chandeliers (2021), a south-facing backyard with new vinyl fencing (2022), a newer deck (2021), and a brand-new hot water tank (2025). Ideally located just minutes from Stoney Trail and McKnight Boulevard, this exceptional home offers quick access to schools, shopping,

hospitals, the airport, and downtown. A truly fantastic opportunity in a prime, family-friendly neighborhood.