



GRASSROOTS
REALTY GROUP

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16 Pasadena Gardens NE
Calgary, Alberta

MLS # A2176115



\$799,999

Division:	Monterey Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,179 sq.ft.	Age:	1987 (37 yrs old)
Beds:	6	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Garden, Landscaped, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Concrete, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

BACK ON MARKET DUE TO FINANCING! Welcome to Your Dream Home in the Heart of Monterey Park! Discover this beautifully renovated residence that seamlessly combines comfort and style. Step into a spacious living room and an elegant formal dining room, perfect for gatherings. The home features two generously sized bedrooms, a large main bathroom, and a convenient laundry room located on the upper level. The primary bedroom boasts its own three-piece ensuite, providing a private retreat. The expansive kitchen, complete with an extended nook, flows effortlessly to a stunning two-tier deck and patio—ideal for outdoor entertaining. On the third level, you'll find a charming walk-out one-bedroom suite with a cozy fireplace, a full kitchen, and a bathroom. This suite shares laundry facilities with a legal two-bedroom walk-up suite, which includes its own kitchen and bathroom, making it perfect for guests or as an income-generating rental. The fenced backyard offers a safe space for pets and a fantastic setting for entertaining. With new windows throughout, this home combines modern conveniences with a welcoming atmosphere.