

# \$589,900 - 285 Fresno Place Ne, Calgary

MLS® #A2227472

**\$589,900**

5 Bedroom, 2.00 Bathroom, 1,889 sqft

Residential on 0.10 Acres

Monterey Park, Calgary, Alberta

Location truly sets this property apart, with easy access to public transportation, schools, parks, the Monterey Food Centre, and just minutes to both Sunridge and East Hills Shopping Centre. Commuting is a breeze with quick access to the Trans Canada Highway and Stoney Trail. This well-maintained and versatile home offers a unique layout with an illegal suite on the lower level, ideal for extended family or rental potential. The lower level features an open-concept design connecting the kitchen, dining area, and living room. A spacious island with an eating bar enhances the kitchen's functionality, and a convenient door leads directly to the backyard. Three well-sized bedrooms and a three-piece bathroom complete this level, along with a separate washer and dryer in the utility room. The separate entrance at the landing provides access to the upper level, which includes two more bedrooms and a spacious living room centered around a cozy gas fireplace. The upper-level kitchen features stainless steel appliances and another set of washer and dryer units for added convenience. Carpeting on the upper floor and laminate and Lino/Tile combination on the lower level add comfort and practicality throughout. A single attached garage connects to the landing, and the large pie-shaped lot offers exceptional outdoor space. Enjoy the oversized back deck, approximately 27 by 14 feet. The yard is fully fenced and landscaped. Additional parking is available with a generously sized driveway.



This property offers excellent flexibility, space, and location for a growing family or investment opportunity.

Built in 1995

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227472    |
| Price          | \$589,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,889       |
| Acres          | 0.10        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 285 Fresno Place Ne |
| Subdivision | Monterey Park       |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y 6Y3             |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s)                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas                                              |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |

|                 |      |
|-----------------|------|
| # of Fireplaces | 1    |
| Fireplaces      | Gas  |
| Basement        | None |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Playground, Private Yard              |
| Lot Description   | Back Yard, Cul-De-Sac, Pie Shaped Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Concrete, Vinyl Siding                |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | R-CG            |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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