

# \$495,000 - 285 Fresno Place Ne, Calgary

MLS® #A2251582

**\$495,000**

4 Bedroom, 2.00 Bathroom, 1,893 sqft

Residential on 0.10 Acres

Monterey Park, Calgary, Alberta

Located on a quiet street with easy access to schools, parks, public transportation, the Monterey Food Centre, and minutes from Sunridge and East Hills Shopping Centre, this home combines convenience with versatility. Commuting is simple with quick connections to the Trans-Canada Highway and Stoney Trail.

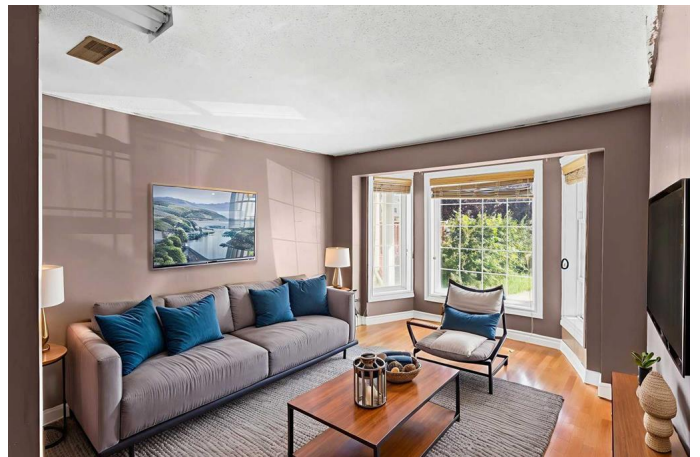
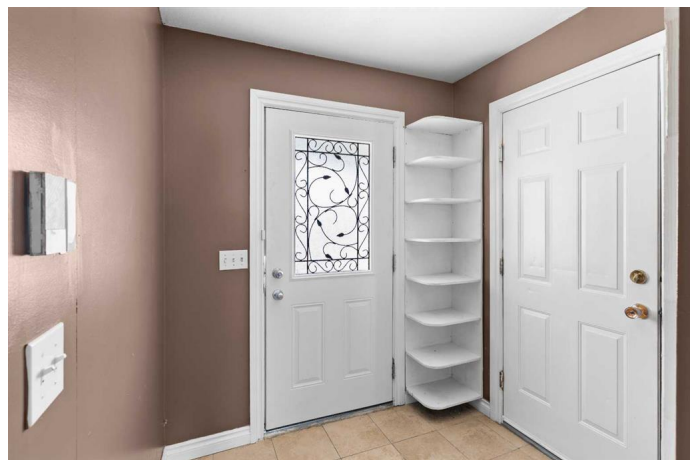
The lower level features an illegal suite with an open-concept kitchen, dining, and living area. A large island with eating bar adds functionality, while a back door opens directly to the yard. Three bedrooms, a full 3-piece bathroom, and separate laundry complete this level.

A private entrance leads to the upper level, offering two additional bedrooms, a spacious living room with a cozy gas fireplace, and a second kitchen with stainless steel appliances. A second washer/dryer set adds extra practicality.

This home also includes a single attached garage, extra parking on a wide driveway, and a fully fenced pie-shaped lot with an oversized 27' x 14' deck—perfect for outdoor entertaining.

With its flexible layout, rental potential, and prime location, this property is a fantastic opportunity for both families and investors.

Built in 1995



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251582    |
| Price          | \$495,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,893       |
| 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 | T1Y6Y3              |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 5                                |
| Parking        | Single Garage Attached, Driveway |
| # of Garages   | 1                                |

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s)                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |
| Basement          | None                                                              |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground, Private Yard |
|-------------------|--------------------------|

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 57                |
| Zoning         | R-CG              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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