

# \$524,900 - 265 Fresno Place Ne, Calgary

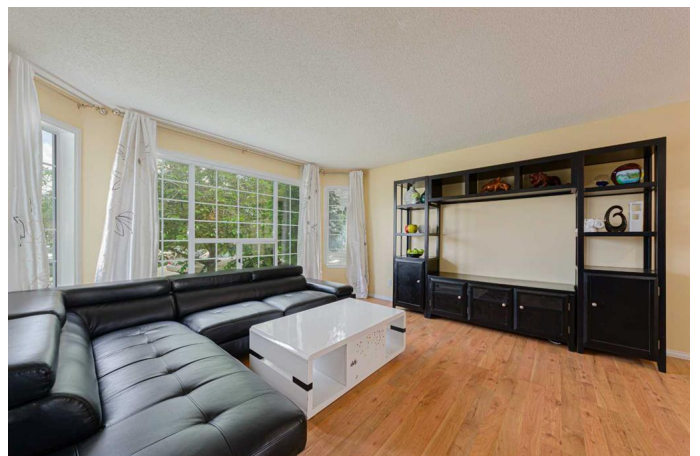
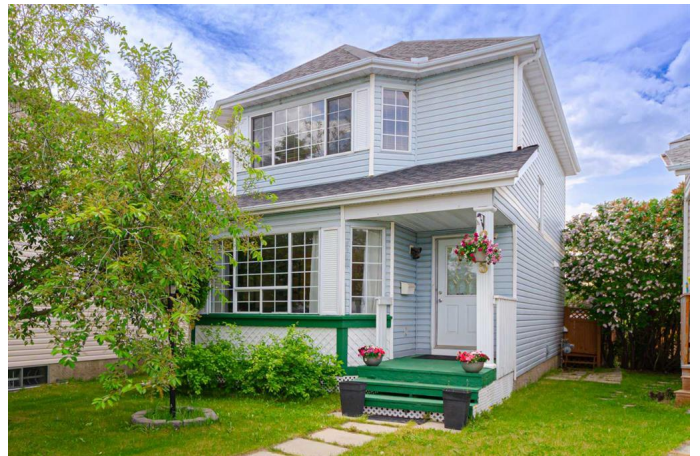
MLS® #A2228892

**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,399 sqft  
Residential on 0.06 Acres

Monterey Park, Calgary, Alberta

\*\*\* Welcome to this lovely home located in the sought after community of Monterey Park. This house is situated in an excellent neighborhood on a quiet cul de sac. Some important upgrades in this home throughout the years which includes replacement of roof shingles 2018, garage built in 2018, newer walkway paving, and newer hot water tank. Pride of ownership is evident throughout the house. As you enter this home you'll be greeted with a spacious family and formal dining room. Enjoy the spacious bright kitchen and dining area of this home with your family and friends while preparing wonderful meals. As you and family are ready to call it a night, be relax and forget about the world in your spacious master bedroom equipped with a 4pc ensuite. There are two other great size bedrooms and a full bathroom that will surely accommodate your growing family. The basement has a great space for entertaining guests or just a nice cool get away from the unexpected Calgary summer heat. Relax in your back deck and soak in the sunshine and summer breeze while mastering your BBQ grilling skills. The newer double oversized detached garage is a mechanic's dream and will keep your vehicle safe from the weather elements. This home is conveniently located near amenities, connection to major roads like McKnight Blvd, Stoney Trail, Trans Canada and just minutes away from education facilities. This is a place that awaits for your personal touches, your loving care and for you to call it HOME! \*\*\*



Built in 1993

### Essential Information

MLS® #	A2228892
Price	\$524,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.06
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	265 Fresno Place Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6Y3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	77
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.