

# \$574,900 - 285 Fresno Place Ne, Calgary

MLS® #A2227472

**\$574,900**

5 Bedroom, 2.00 Bathroom, 1,889 sqft  
Residential on 0.10 Acres

Monterey Park, Calgary, Alberta

OPEN HOUSE Sunday, July 13 from 1-3PM\*\*\*\*\*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	\$574,900
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	Single Garage Attached, Driveway
# 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	29
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.