# \$519,000 - 256 Fresno Place Ne, Calgary

MLS® #A2262798

### \$519,000

3 Bedroom, 4.00 Bathroom, 1,230 sqft Residential on 0.11 Acres

Monterey Park, Calgary, Alberta

\*\* PRICE ADJUSTED\*\* Welcome to the perfect family home nestled on a quiet cul-de-sac in the heart of Monterey Park. With over 1,229 sq ft above grade, plus a finished basement, this well-maintained 3-bedroom, 3.5-bathroom detached home offers space, comfort, and convenience for growing families. Step inside to an inviting open-concept main floor featuring a bright living room, spacious dining area, and a functional kitchen with pantry â€" perfect for family meals and gatherings. Upstairs, you'll find two generously sized bedrooms, both including full bathroom ensuites - one with a 3-piece ensuite and walk-in closet, and a second with 4-piece and walk in closet. Plenty of upstairs storage areas as well as convenient upper-level laundry room.

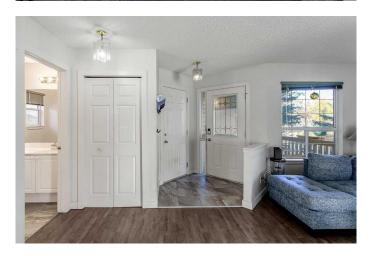
The basement offers a cozy family room, additional bedroom, 3-piece bath, and extra storage â€" ideal for teens, guests, or a home office setup.

Outside, enjoy your own fully fenced, private oasis with a beautifully landscaped, treed lot, fruit trees, and direct access to green space out back. The pergola-covered rear deck, and fire pit create the perfect setting for outdoor family fun and relaxation.

- \*\*Additional features include:
- \* Double attached garage (plus driveway parking)
- \* Central air conditioning
- \* Newer Roof, Hot Water Tank (2020)
- \* Family-friendly community with parks,







playgrounds, schools & walking paths just steps away

- \* NEW Vinyl Plank flooring throughout (2025)
- \* NEW Appliance package (2025)

Located

minutes from shopping, public transit, and major roads, this home checks all the boxes for your next family move.

Built in 1995

#### **Essential Information**

MLS® # A2262798 Price \$519,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,230 Acres 0.11

Year Built 1995

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 256 Fresno Place Ne

Subdivision Monterey Park

City Calgary
County Calgary
Province Alberta
Postal Code T1Y 6Y3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Laminate Counters, Open Floorplan, Pantry, See Remarks

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air
Cooling Central Air

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Fire Pit, Other, Private Yard

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s),

Landscaped, Level, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 10th, 2025

Days on Market 25

Zoning R-CG

## **Listing Details**

Listing Office The Real Estate District

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