



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**244 FRESNO Place, Calgary T1Y 6Y3**

MLS®#: **A2150230**

Area: **Monterey Park**

Listing Date: **07/18/24**

List Price: **\$549,999**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 23-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1995**

Finished Floor Area

Abv Sqft: **1,050**  
Low Sqft:  
Ttl Sqft: **1,050**

DOM

**60**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **4,273 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Interior Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Second</b>	<b>8`1" x 13`0"</b>
<b>Living Room</b>	<b>Second</b>	<b>17`0" x 15`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`7" x 7`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`11" x 9`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`9" x 5`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Second</b>	<b>7`11" x 13`10"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>11`11" x 10`3"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`7" x 5`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`1" x 11`3"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`1" x 6`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9212538**

Zoning:  
**R-C1**

Remarks

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Pub Rmks: **Nestled on a quiet street in Monterey Park, this beautiful walk-out bi-level home is a must-see! Monterey Park is a tranquil, family-friendly community that offers a wonderful lifestyle with abundant sports and recreational activities. This open-concept home features 3 bedrooms and 2 full bathrooms, making it ideal for first-time homebuyers, downsizers, or investors. The main and upper levels include 2 bedrooms, a full bathroom, and a stunning kitchen with an island, stainless steel appliances, and high ceilings. The kitchen seamlessly flows into a cozy eating nook, complemented by a deck for outdoor entertaining, while the bright living room with its soaring ceilings is perfect for relaxation and gatherings. The basement features a spacious bedroom, a full bathroom, and flexible space, offering endless potential. This unique layout provides a rare opportunity for discerning buyers seeking versatility and value. Don't miss the chance to make this exceptional property your own!**

Inclusions: **n/a**  
Property Listed By: **Coldwell Banker Mountain Central**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**