



THE
A-TEAM

**RE/MAX
FIRST**

16 PASADENA Gardens, Calgary T1Y6L9

MLS®#: **A2176115**

Area: **Monterey Park**

Listing Date: **10/29/24**

List Price: **\$799,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**

Finished Floor Area
Abv Sqft: **2,178**
Low Sqft:
Ttl Sqft: **2,178**

DOM

22
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **5,041 sqft**
Lot Shape:

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Garden,Landscaped,Private**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Gated,Insulated,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Dog Run,Lighting,Private Entrance,Private Yard,Rain Gutters,Storage**

Construction: **Brick,Concrete,Post & Beam,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Chandelier,Closet Organizers,High Ceilings,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	10`6" x 5`0"	Bedroom	Main	11`2" x 10`0"
Dining Room	Main	12`3" x 10`8"	Family Room	Main	9`6" x 11`9"
Foyer	Main	4`2" x 14`5"	Kitchen	Main	12`6" x 6`10"
Kitchen	Main	19`8" x 10`2"	Laundry	Main	10`6" x 5`3"
Living Room	Main	12`6" x 10`3"	Living Room	Main	12`3" x 15`5"

Storage	Main	9`5" x 1`6"
3pc Ensuite bath	Second	8`5" x 6`1"
Bedroom	Second	9`7" x 9`11"
Laundry	Second	3`0" x 3`5"
Walk-In Closet	Second	4`11" x 6`1"
Bedroom	Basement	7`8" x 9`3"
Kitchen	Basement	10`8" x 8`0"
Furnace/Utility Room	Basement	9`11" x 6`5"

Storage	Main	9`7" x 1`10"
4pc Bathroom	Second	10`4" x 5`0"
Bedroom	Second	9`8" x 10`6"
Bedroom - Primary	Second	17`3" x 11`2"
4pc Bathroom	Basement	7`7" x 5`7"
Bedroom	Basement	14`7" x 9`2"
Game Room	Basement	7`9" x 14`5"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	8610169

Remarks

Pub Rmks: **BACK ON MARKET DUE TO FINANCING! Welcome to Your Dream Home in the Heart of Monterey Park! Discover this beautifully renovated residence that seamlessly combines comfort and style. Step into a spacious living room and an elegant formal dining room, perfect for gatherings. The home features two generously sized bedrooms, a large main bathroom, and a convenient laundry room located on the upper level. The primary bedroom boasts its own three-piece ensuite, providing a private retreat. The expansive kitchen, complete with an extended nook, flows effortlessly to a stunning two-tier deck and patio—ideal for outdoor entertaining. On the third level, you'll find a charming walk-out one-bedroom suite with a cozy fireplace, a full kitchen, and a bathroom. This suite shares laundry facilities with a legal two-bedroom walk-up suite, which includes its own kitchen and bathroom, making it perfect for guests or as an income-generating rental. The fenced backyard offers a safe space for pets and a fantastic setting for entertaining. With new windows throughout, this home combines modern conveniences with a welcoming atmosphere.**

Inclusions:	N/A
Property Listed By:	TREC The Real Estate Company

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











