

**107 Pasadena Green NE**  
**Calgary, Alberta**

**MLS # A2286316**



**\$849,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,268 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Jetted Tub, No Animal Home, Walk-In Closet(s), Wet Bar		

**Inclusions:** Furniture negotiable

Welcome to this beautifully maintained and thoughtfully updated two-storey residence, ideally situated in a quiet neighbourhood in Pasadena Green. Offering refined living spaces, quality finishes, and a fully developed basement, this detached home presents an exceptional opportunity for families seeking comfort, space, and functionality. The main level showcases hardwood flooring through the formal living and dining areas, complemented by large windows that invite natural light throughout the day. The family room is anchored by a fireplace with custom built-in wood shelving and cabinetry, creating a warm and inviting focal point. The kitchen is both stylish and practical, featuring rich solid wood cabinetry, stone countertops, a tiled backsplash, a central island, and white appliances. The adjacent breakfast nook is framed by a bay window overlooking the backyard, providing an ideal setting for everyday dining. Upstairs, the spacious primary retreat offers a renovated ensuite complete with a large soaker tub, separate tiled shower, and updated vanity with stone countertop. Additional bedrooms are well proportioned, offering flexibility for family living or home office space. The fully developed basement expands the home's versatility and includes a generous recreation area along with a custom built wet bar — well suited for entertaining or extended family use. Outside, the fully fenced yard provides privacy and space to enjoy, while the double attached garage and full driveway ensure ample parking and storage. Located close to schools, parks, and everyday amenities, this home combines an established community setting with modern updates and a functional layout. A rare opportunity to secure a move-in ready home in a quiet and desirable location.

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