

**232 San Fernando Place NE**  
**Calgary, Alberta**

**MLS # A2292627**



**\$659,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,651 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

\*\*\* OPEN HOUSE ALERT -SATURDAY MARCH 21st from 1:00 pm - 3:00 PM & SUNDAY MARCH 22nd FROM 12:00 PM - 2:00 PM \*\*\*  
 4 BEDROOMS + BONUS ROOM | 3.5 BATHROOMS | 1650 SQ.FT. | RENTAL ILLEGAL BASEMENT SUITE | HIGHLY RENOVATED |  
 Welcome to this beautifully maintained and extensively upgraded family home located in the vibrant community of Monterey Park. Tucked away on a quiet cul-de-sac and just steps from transit and Calgary's scenic Greenway pathway system, this fully finished two-storey home offers comfort, style, and exceptional functionality. Featuring 4 bedrooms plus a bonus room, this home showcases hardwood and laminate flooring throughout, a bright and spacious floorplan, and a sun-filled living room with a striking three-sided fireplace. The elegant dining area flows seamlessly into the custom-designed kitchen, complete with gleaming tile floors, soft-close two-tone cabinetry, quartz countertops, a walk-in pantry, and stainless steel LG appliances, including a convection oven. Upstairs, hardwood flooring continues through the bonus room and all three bedrooms. The bonus room boasts vaulted ceilings, while the primary retreat offers a walk-in closet and a private ensuite with quartz countertops. The renovated (2021) illegal basement suite with a separate entrance adds outstanding value. It features laminate flooring, a large bedroom with dual closets, a spacious recreation room, office, full bathroom with shower, and a well-appointed kitchen with an induction cooktop. A dedicated laundry area includes a space-saving GE washer and dryer. Additional highlights include main-floor laundry with Samsung steam washer and dryer, Nest thermostat, central air conditioning, updated chandeliers (2021), a south-facing backyard with new vinyl fencing (2022), a newer deck (2021), and a brand-new

hot water tank (2025). Ideally located just minutes from Stoney Trail and McKnight Boulevard, this exceptional home offers quick access to schools, shopping, hospitals, the airport, and downtown. A truly fantastic opportunity in a prime, family-friendly neighborhood.