

# \$479,000 - 265 Fresno Place Ne, Calgary

MLS® #A2264523

**\$479,000**

4 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.06 Acres

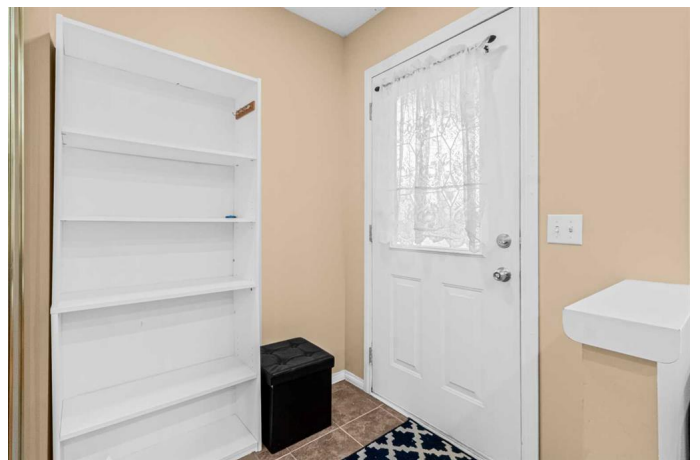
Monterey Park, Calgary, Alberta

**BEST VALUE FOR DETACHED HOME WITH DOUBLE GARAGE in Monterey Park !**

Welcome to 265 Fresno Place NE, a charming and well-maintained two-storey detached home nestled in the heart of Monterey Park. This 1,399 sq ft residence features 3 spacious bedrooms, 2.5 bathrooms, and a fully finished basement offering ample room for families or those who love to entertain. Recent upgrades include new roof shingles (2018), an oversized double detached garage built the same year, a newer concrete walkway, and an upgraded hot water tank in 2021, ensuring peace of mind for years to come. The main floor boasts a welcoming living room with lots of natural light, bright kitchen. Upstairs, the primary bedroom includes a private 4-piece ensuite, while two additional bedrooms and a full bath complete the level. The basement provides a versatile space for guests, with another bedroom and a media room, or can be utilized as a home office. Enjoy summer evenings on the back deck or take advantage of the fenced yard. Great schools, a variety of recreational facilities and being well-connected to the rest of Calgary make Monterey Park homes a great option. Houses at this price with lots of improvements won't last long. Don't miss out schedule your private viewing today and make it yours.

Built in 1993

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2264523    |
| Price          | \$479,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,399       |
| Acres          | 0.06        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 265 Fresno Place Ne |
| Subdivision | Monterey Park       |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y 6Y3             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                        |
| Lot Description   | Back Lane, Cul-De-Sac, Irregular Lot, Low Maintenance Landscape |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-CG               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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