

170 San Fernando Place NE
Calgary, Alberta

MLS # A2217257



\$609,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,655 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cleared, Cul-De-Sac, Irregular Lot, Low Maintenance Landscape,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hood Fan

Stunning Corner Lot Home in a Peaceful Cul-De-Sac This beautiful home is located in a quiet cul-de-sac next to the Monterey Park greenway walking path, with no neighbors at the back, ensuring privacy and serenity. Offering 1,530 sq. ft. of living space, the home features a spacious living room, family room, and dining area, all filled with natural light from the numerous windows. The kitchen is equipped with plenty of cabinets, a stylish raised bar, and brand-new stainless steel appliances. It opens to a private, quiet backyard with a massive deck and low-maintenance landscaping—perfect for relaxing or entertaining. The main floor boasts new luxury vinyl plank flooring throughout and includes a convenient 2-piece bathroom. Upstairs, also featuring new luxury vinyl plank flooring, you’ll find a great-sized bonus room with oversized windows that flood the space with natural light. The massive master bedroom offers plenty of windows, a 4-piece ensuite bathroom, and a spacious walk-in closet. The second and third bedrooms are also generously sized, easily accommodating queen-sized beds. The large unfinished basement includes a rough-in for a bathroom and offers the potential to be developed into two additional bedrooms and a living area—perfect for adding extra space and value. This home perfectly combines comfort, style, and functionality—ready for you to move in and enjoy!