

# \$624,999 - 116 San Fernando Crescent Ne, Calgary

MLS® #A2212601

**\$624,999**

3 Bedroom, 4.00 Bathroom, 1,673 sqft

Residential on 0.07 Acres

Monterey Park, Calgary, Alberta

Exceptionally Maintained, Move-In Ready Home in Monterey Park | Oversized Heated Garage | Illegal Basement Suite!

Welcome to this beautifully maintained two-story home offering over 22,00 sq. ft. of developed living space, located on a quiet street in the family-friendly community of Monterey Park NE. With 3 bedrooms and 3.5 bathrooms, including a 1-bedroom illegal basement suite, this home is ideal for families or savvy investors.

The main level features a bright and spacious living area, an open-concept kitchen that seamlessly flows into the dining space, and access to a newly built south-facing deck and backyard, perfect for soaking up natural sunlight all day long. The massive backyard offers plenty of room for kids to play and family gatherings, and also includes a newly constructed storage shed. A hallway off the main area leads to the separate side entrance, a laundry area, half-bath, and access to the double attached garage.

Upstairs, you'll find a huge bonus room with a cozy gas fireplace, perfect for relaxing or entertaining. This space could easily be converted into an additional bedroom if desired. The primary bedroom suite includes a walk-in closet and a luxurious ensuite complete with a soaker tub and separate glass shower. The second bedroom is generously sized and has access to a newly renovated full



bathroom featuring floor-to-ceiling tile and a modern glass-door shower.

The illegal basement suite offers fantastic rental potential, with a separate walk-up entrance, a full kitchen (including stove, hood fan, and fridge), a huge living and dining area, a spacious bedroom, and a full ensuite bathroom.

One of the standout features of this home is the oversized heated garage, which includes a dedicated spice kitchen setup—perfect for heavy cooking that stays out of the main house.

Recent updates include a new roof (2024), making this home truly move-in ready and low maintenance for years to come.

Located in an exceptional location, this home is within walking distance to Monterey Park Elementary School and the community center, and just minutes from Monterey Park Shopping Plaza, which includes Co-op, Scotiabank, dental/medical clinics, restaurants, and more. With quick access to 16 Avenue and Stoney Trail, commuting is a breeze.

This home is a rare find—immaculate condition, functional layout, investment potential, and an unbeatable location. Don't miss your chance to own this incredible property in Monterey Park—schedule your private viewing today!

Built in 1998

**Essential Information**

MLS® #	A2212601
Price	\$624,999
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,673
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	116 San Fernando Crescent Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7E7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, See Remarks
# of Garages	2

### Interior

Interior Features	Bidet, Chandelier, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	Garden, Lighting, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	13
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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