

# \$649,900 - 30 Pasadena Gardens Ne, Calgary

MLS® #A2246456

**\$649,900**

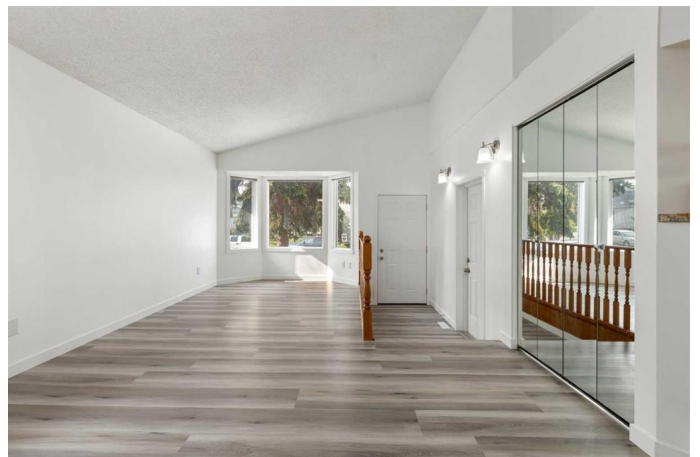
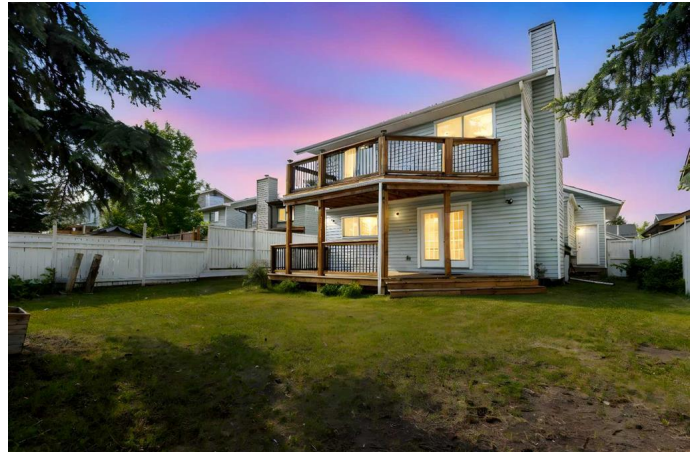
5 Bedroom, 3.00 Bathroom, 1,616 sqft

Residential on 0.11 Acres

Monterey Park, Calgary, Alberta

**BIG PRICE REDUCTION!!!! BEST PRICED HOUSE WITH ILLEGAL SUITE IN MONTEREY PARK!!! DON'T MISS THIS OPPORTUNITY!!!!**

Welcome to your perfect move-in ready home in the heart of Monterey Park! This beautifully updated 4-level split offers exceptional space, comfort, and flexibility—with over 2,100 sq ft of developed living space, 5 spacious bedrooms(3 up +2 in illegal suite), and 3 full bathrooms, it's ideal for large families, multi-generational living, or savvy investors. Step inside and immediately feel the care and quality that has gone into this renovation. You™ll love the brand-new vinyl plank flooring, fresh paint throughout, new PEX plumbing, and stylishly updated bathrooms. This home is truly turn-key, with all-new water lines—each with its own shut-off valve in the crawl space for added peace of mind and convenience. The main floor welcomes you with a bright and open living room featuring a large bay window, flowing seamlessly into the dining area and an updated kitchen equipped with stainless steel appliances, granite countertops, a gas line for the stove, and a water line for your fridge. On the second level, you'll find three generously sized bedrooms, including a private primary retreat with a 4-piece ensuite and patio doors leading to your own deck—perfect for enjoying your morning coffee. A second full bathroom completes this level. The third level is a standout feature with its walkout illegal suite that includes 2 bedrooms, a full 4-piece bath,



and a spacious family room centered around a cozy wood-burning fireplace. Another set of patio doors opens to the backyard deck, creating a seamless indoor-outdoor living experience. The fourth level adds even more versatility, offering a massive 5th bedroom, a second kitchen, and ample room to host guests, entertain, or set up a home gym or office. Key Upgrades & Features: - New vinyl plank flooring - Fresh paint throughout - Updated bathrooms - Stainless steel appliances - Granite countertops - Gas stove line + fridge water line - All new water lines with individual shut-off valves - WALKOUT illegal suite – ideal mortgage helper - Attached garage - Multiple decks + backyard space - Convenient location near schools, parks, shopping, transit & major roads This home truly checks every box: renovated, spacious, income-generating potential, and priced to sell. Don't miss this rare opportunity"book your private showing today and make this incredible home yours!

Built in 1988

**Essential Information**

MLS® #	A2246456
Price	\$649,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,616
Acres	0.11
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	30 Pasadena Gardens Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6L9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Exterior Entry, Finished, Full, Walk-Out, Suite

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Lawn, Rectangular Lot, Other, Private, Treed
Roof	Asphalt, Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	51
Zoning	R-CG

### **Listing Details**

Listing Office	First Place Realty
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