



**3790 Catalina Boulevard NE**  
**Calgary, Alberta**

**MLS # A2288083**



**\$529,888**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,429 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Private, Recta		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<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>	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Wet Bar		

**Inclusions:** Security Cameras

**FRONT ATTACHED GARAGE | LARGE WEST-FACING BACKYARD | FINISHED BASEMENT | 4 BED + 3.5 BATH | LISTED BELOW CITY ASSESSMENT VALUE |** Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom detached home with an attached garage in the highly sought-after community of Monterey Park. From the moment you step into the inviting foyer, you're greeted with a convenient front closet and a warm sense of home. Natural light pours in, making the entire main floor feel bright and welcoming. The kitchen is thoughtfully designed with stainless steel appliances, a central island ideal for casual breakfasts or entertaining, and a pantry to keep everything organized. The dining area has its own charm, highlighted by beautiful bay windows that frame the space and create the perfect backdrop for morning coffee or evening dinners. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find the large primary bedroom which offers a peaceful retreat at the end of the day, complete with a private 3-piece ensuite and ample closet space. There are also two generously sized bedrooms, perfect for children, guests, or a home office. A well-appointed 4-piece bathroom serves the additional bedrooms with ease. The fully finished basement expands your living space even further, featuring a spacious recreation room ready for movie nights, a home gym, or a play area. An additional good-sized bedroom and a full bathroom make it ideal for guests or extended family. You'll also appreciate the abundant storage space and dedicated utility room. Step outside to your large, west facing backyard. Lots of sun exposure in the evenings makes this the perfect spot for family BBQs. Located close to shopping plazas, schools, parks, and major routes like Stoney Trail and 16 Avenue NW, this home offers both

comfort and convenience. Imagine coming home to space, privacy, and a community you'll love. This Monterey Park gem is ready to welcome you.