



100 Catalina Circle NE  
Calgary, Alberta

MLS # A2289457



**\$375,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 549
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d27
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** NA

**\*\* OPEN HOUSE SUN JUNE 7 200 - 400PM \*\*** Welcome Home! This beautifully maintained two-storey home is bright, clean, and truly move-in ready. Enjoy fresh paint, updated baseboards, and new flooring throughout the main and upper levels, enhancing its modern charm. Upstairs, you'll find three spacious bedrooms and a full four-piece bathroom. The primary suite offers an abundance of natural light and a generously sized ensuite for your comfort. The main floor features an open-concept layout, ideal for entertaining. The kitchen boasts stainless steel appliances, a pantry, and ample counter space. The adjacent living room includes sliding glass doors that open to a private, quiet back deck—perfect for relaxing. A cozy gas fireplace adds warmth in the winter, while a convenient two-piece powder room completes the main level. The single attached garage offers secure, all-season parking. Downstairs, the fully finished basement provides extra living space with a large rec room—perfect for a home theatre, gym, or playroom—and includes a full bathroom for added flexibility. Don't miss your chance to own this move-in ready gem—contact your favourite agent today to schedule a showing!