



GRASSROOTS
REALTY GROUP

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3806 Catalina Boulevard NE
Calgary, Alberta

MLS # A2310494



\$499,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,566 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this well-maintained 2-storey home in the desirable community of Monterey Park, showcasing pride of ownership throughout! As you arrive, you're greeted by a spacious east-facing front patio, perfect for enjoying your morning coffee. Step inside to a bright and inviting main floor featuring a functional layout with a living room and formal dining area, complemented by large windows that fill the space with natural light. The main level also offers a well-appointed kitchen, a cozy family room, and a convenient 2-piece bathroom with laundry. Upstairs, you'll find a generously sized primary bedroom complete with a walk-in closet and private 4-piece ensuite. Two additional well-proportioned bedrooms and a full 4-piece bathroom provide ample space for family or guests. The basement is undeveloped and ready for your personal touch, offering great potential for future expansion. Step outside to enjoy the west-facing backyard, ideal for evening relaxation and entertaining, along with a detached garage for added convenience. Located close to schools, parks, shopping, and everyday amenities, this home offers comfort, functionality, and excellent value in a family-friendly neighborhood. Don't miss your opportunity to view this fantastic property!