



GRASSROOTS
REALTY GROUP

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3628 Catalina Boulevard NE
Calgary, Alberta

MLS # A2329401



\$525,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,621 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Separate Entrance, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Boasting a prime location directly opposite a park, this fully modernized four-level split has been completely transformed and features a bright, airy aesthetic highlighted by soaring 14' main-floor ceilings with massive windows that bathe the open living area in sunshine. Beautifully selected upgrades include durable wide-plank laminate floors, plush carpeting, and a stylishly remodeled kitchen crowned with premium granite surfaces. The upper sleeping quarters are intelligently laid out to accommodate three well-sized bedrooms alongside a refreshed 4 piece bathroom. Stepping down to the finished third level, you will find a cozy secondary living space complete with a fireplace, a second full bath, and spacious laundry/flex room offering another entrance to the backyard patio. Finally, the basement level remains a clean slate, offering plenty of raw square footage to build out a recreation zone, a home office, or a private gym tailored to your needs. Completing this incredible property is a spacious double detached garage, offering secure parking, workshop potential, and valuable extra storage space.