



GRASSROOTS
REALTY GROUP

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68 Catalina Circle NE
Calgary, Alberta

MLS # A2332478



\$375,000

Division:	Monterey Park		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,049 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Driveway, Garage Door Opener, Gara		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Garden, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 470
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d27
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

**** OPEN HOUSE - Sunday, August 2, BETWEEN 12 AND 2PM **** BRIGHT and beautifully UPDATED END UNIT BUNGALOW with a FULLY FINISHED BASEMENT in a very QUIET and WELL MAINTAINED complex with LOW CONDO FEES. This spacious home offers 3 BEDROOMS plus a LARGE OFFICE/DEN that can easily be used as a 4TH BEDROOM, along with 3 FULL BATHROOMS and PLENTY OF STORAGE throughout. The main floor is filled with NATURAL LIGHT and features VAULTED CEILINGS, professionally installed VINYL FLOORING, STAINLESS STEEL APPLIANCES, a cozy gas FIREPLACE, and FRESH PAINT throughout the home completed in May 2026. NEW LIGHTING was also installed in May 2026, and the home was PROFESSIONALLY CLEANED the same month. Major updates include NEW WINDOWS (2025), NEW FURNACE (May 21, 2026), SERVICED and inspected HOT WATER TANK (May 15, 2026), and a NEWER ROOF. Outside, enjoy the LANDSCAPED GREEN YARD, UNDERGROUND SPRINKLERS, ATTACHED SINGLE GARAGE, and a PLAYGROUND conveniently located right across the road. This professionally managed complex offers plenty of VISITOR PARKING and ongoing IMPROVEMENT PROJECTS including flood mitigation, landscaping upgrades, and fence painting. Excellent opportunity for both homeowners and investors with strong income potential and low maintenance living in a peaceful setting. Conveniently located close to schools, parks, shopping, transit, and major roadways. Nearby amenities include Prairie Winds Park, Sunridge Shopping Centre, Real Canadian Superstore, and Temple Crossing Shopping Centre. Walk to public transit including NB 68 St NE @ 43 Av NE and major routes makes commuting across Calgary simple and convenient.

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