



GRASSROOTS
REALTY GROUP

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104 Catalina Circle NE
Calgary, Alberta

MLS # A2347959



\$340,000

Division:	Monterey Park		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,057 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Driveway, Front Drive, Garage Door Opener, On Street, S		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Open Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-CG d27
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this CORNER UNIT BUNGALOW TOWNHOUSE in the established community of Monterey Park. Offering a functional layout with 3 BEDROOMS PLUS A FLEX ROOM, 3 FULL BATHROOMS, a SINGLE FRONT ATTACHED GARAGE, and plenty of living space, this home offers the convenience of a well designed main floor layout. The MAIN FLOOR features VAULTED CEILINGS and an OPEN CONCEPT living room, dining area, and kitchen, creating a bright and spacious feel. The living room is complemented by a cozy FIREPLACE. Also on the main floor are TWO BEDROOMS, including the PRIMARY BEDROOM WITH ITS OWN ENSUITE, a SECOND BEDROOM, another FULL BATHROOM, and convenient MAIN-FLOOR LAUNDRY. A RAMP AT THE FRONT ENTRANCE provides easier access for those with mobility needs. The DEVELOPED BASEMENT adds even more living space with a THIRD BEDROOM, THIRD FULL BATHROOM, PRIVATE FLEX ROOM, and a LARGE RECREATION ROOM, providing plenty of space for relaxing, entertaining, hobbies, a home office, or guests. Step outside onto the DECK overlooking the LARGE OPEN SHARED GREEN SPACE. Parking includes a SINGLE ATTACHED GARAGE and DRIVEWAY, while the complex also offers VISITOR PARKING and a DEDICATED GARBAGE ROOM. Conveniently located near the main entrance of the complex, the home also provides easy access to ADDITIONAL STREET PARKING. Additional features and updates include CENTRAL A/C, WINDOWS (2024), WASHER & DRYER (2025), and HOT WATER TANK (2023). Located in a QUIET COMPLEX with convenient access to 68 Street, McKnight Boulevard, 16 Avenue, Stoney Trail, and other major roads. Schools, parks, playgrounds, community amenities, shopping, groceries, and everyday

services are nearby. With its bungalow layout, generous developed basement, and convenient location, this home offers a great opportunity to make it your own. Book your showing today!