

**2883 Catalina Boulevard NE**  
**Calgary, Alberta**

**MLS # A2202897**



**\$609,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to your new home in MONTEREY PARK, a quiet and desirable neighbourhood in Calgary's northeast. You can spend time on summer days on the WALKING TRAILS that will take you to the nearby BIRD SANCTUARY in the Monterey Park Wetlands. A few blocks down the street is Monterey Park ELEMENTARY SCHOOL. Your new home has a charming layout that provides a comfortable mixture of openness and nicely separated rooms, vaulted ceilings and cozy warmth at the same time. You have a rare MAIN FLOOR BEDROOM and 3 PIECE BATHROOM for guests or elderly family members, and a MAIN FLOOR LAUNDRY as well. Your kitchen has beautiful oak cabinets and granite counters, right next to your breakfast nook and COFFEE BAR. Those chilly winter nights can be spent in your sunken family room with a GAS/WOOD BURNING FIREPLACE, and those beautiful summer evenings in your private BACKYARD OASIS. The home was built by Stepper Homes and has been very WELL MAINTAINED, with TRIPLE PANE WINDOWS throughout, providing warmth and quiet. New furnace in 2024, new hot water tank in 2022. You have an insulated double detached garage and an RV parking pad in the back. This home is priced to sell, don't miss out!