



THE
A-TEAM

**RE/MAX
FIRST**

3819 CATALINA Boulevard, Calgary T1Y 6Y3

MLS®#: **A2112666**

Area: **Monterey Park**

Listing Date: **03/07/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 06-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Lot Information

Lot Sz Ar: **3,315 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,256**
Low Sqft:
Ttl Sqft: **1,256**

DOM

73
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 12`7"	Dining Room	Main	9`1" x 13`1"
Kitchen	Main	16`11" x 11`10"	2pc Bathroom	Main	4`10" x 4`11"
Bedroom - Primary	Second	16`10" x 11`5"	Bedroom	Second	8`3" x 12`3"
Bedroom	Second	8`3" x 12`3"	4pc Bathroom	Second	7`11" x 4`10"
Game Room	Basement	20`5" x 10`6"	Storage	Basement	12`9" x 4`11"
Other	Basement	15`9" x 11`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9212538

Zoning:
R-C1

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY 2-5PM - Welcome home to this IMMACULATE 2 Storey in the heart of Monterey Park, offering 3 bedrooms, 1.5 bathrooms over 1,700 sqft of living space! With an oversized double Detached GARAGE and Good sized backyard ready to enjoy the summer evenings. The main level offers laminate floors throughout living room, kitchen, and dining area. The stunning modern kitchen with beautiful wood cabinetry & with quartz countertops. The living room is complimented by large bay windows and 2pc bath, completes the cozy main floor. Upstairs you will find 3 good sized bedrooms, a 4pc bath. The fully finished basement with a separate side entrance, living/Rec/Gaming room. Conveniently located and walking to Bus, parks, schools, shopping. Check out Virtual Tour!

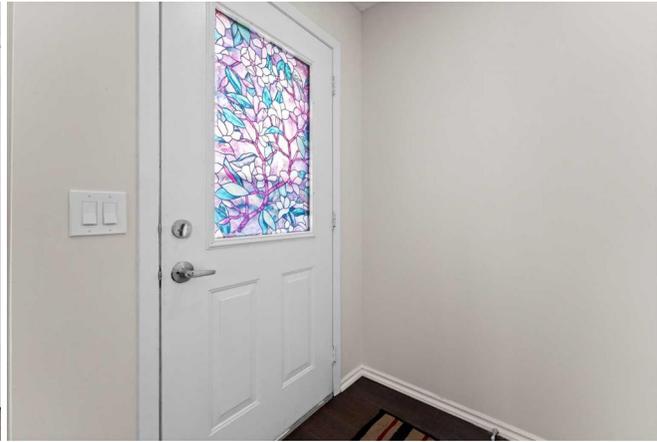
Inclusions:
Property Listed By:

N/A
AMG Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





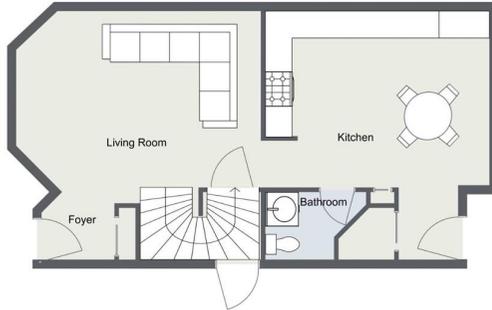






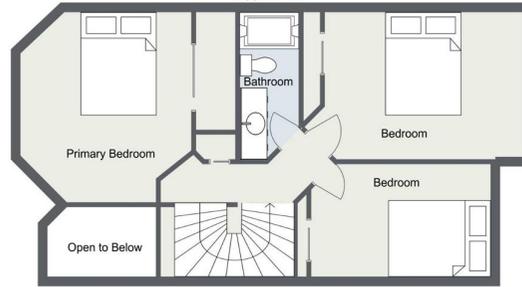


3819 Catalina Blvd NE, Calgary AB
Main Floor



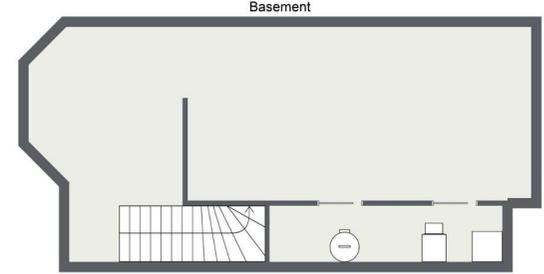
Floorplans are for illustration purposes only. Deemed accurate but may not be exactly to scale. Contact your Realtor for exact dimensions.

3819 Catalina Blvd NE, Calgary AB
Upper Floor



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3819 Catalina Blvd NE, Calgary AB
Basement



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