



THE
A-TEAM

**RE/MAX
FIRST**

2538 CATALINA Boulevard, Calgary T1Y 6L7

MLS®#: **A2153511**

Area: **Monterey Park**

Listing Date: **08/13/24**

List Price: **\$794,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Finished Floor Area

Abv Sqft: **2,071**

Low Sqft:

Ttl Sqft: **2,071**

Lot Information

Lot Sz Ar: **5,564 sqft**

Lot Shape:

DOM

36

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **5**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Front Yard,Street Lighting,Rectangular Lot,See Remarks
Alley Access,Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces
Rear,Heated Garage,On Street,Oversized,See Remarks,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting,Private**

Entrance,Private Yard

Construction:

Stucco,Vinyl Siding,Wood Frame,Wood Siding

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Refrigerator,Washer/Dryer

Int Feat:

Built-in Features,Ceiling Fan(s),Granite Counters,No Animal Home,No Smoking Home,Separate Entrance,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Den	Main	13`5" x 10`8"
Dining Room	Main	13`1" x 24`7"	Kitchen	Main	10`11" x 9`9"
Sunroom/Solarium	Main	21`10" x 11`1"	Living Room	Main	19`0" x 13`1"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	9`6" x 9`3"
Laundry	Upper	0`0" x 0`0"	Bedroom	Upper	12`0" x 10`8"
Bedroom	Upper	11`1" x 9`6"	Nook	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	14`0" x 12`9"	3pc Ensuite bath	Upper	0`0" x 0`0"

Furnace/Utility Room	Lower	0`0" x 0`0"	Family Room	Lower	16`8" x 12`6"
4pc Bathroom	Lower	0`0" x 0`0"	Media Room	Lower	14`11" x 11`4"
Kitchen	Lower	10`5" x 9`1"	Bedroom	Lower	12`10" x 9`10"
Den	Lower	12`10" x 8`0"	Storage	Lower	6`9" x 3`5"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8810170**

Zoning: **R-C1**

Remarks

Pub Rmks: **Stunning 6-Bedroom Home in Monterey Park....Welcome to this exceptional property in the heart of Monterey Park, perfectly situated just off the main boulevard. This expansive home boasts 6 bedrooms and 3.5 bathrooms, including 4 bedrooms above grade with 2 full bathrooms and a convenient half bath on the main floor. The standout feature is the LEGAL basement suite with a theatre room, complete with its own separate entrance, ideal for generating rental income or accommodating extended family. NEW vinyl windows The property offers a HEATED triple car garage at the back and a double car garage at the front EPOXY floor, ensuring ample parking and storage. Recent renovations have refreshed the space with beautiful hardwood flooring throughout. For added convenience, there are separate laundry facilities on both the main floor and in the basement. An added bonus is an ELECTRIC CHAIR LIFT..... Outside, you'll find POT LIGHTS in the soffit giving you plenty of evening light and a meticulously landscaped front lawn with a charming deck, while the back features a full sunroom leading into the garage. Located near schools, shopping centers, and walkways, with easy access to major roadways like 16th Ave, Stoney Trail, and 68th Street, this home combines practicality with a prime location. Don't miss the opportunity to own this versatile and beautifully updated home in a sought-after neighborhood. Contact us today to schedule a viewing and make this dream home yours!**

Inclusions: **N/A**
 Property Listed By: **TREC The Real Estate Company**

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