



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2490 CATALINA Boulevard, Calgary t1y 6s3**

MLS®#: **A2174313**

Area: **Monterey Park**

Listing Date: **10/21/24**

List Price: **\$755,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**

Lot Information

Lot Sz Ar: **6,792 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Garden,Landscaped,Level**  
Park Feat: **Double Garage Attached**

DOM

**93**

Layout

Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting**

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

Kitchen Appl: **Central Air Conditioner,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Bookcases**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Second	11`5" x 8`11"
Bedroom	Second	12`4" x 12`1"
Dining Room	Main	11`8" x 8`3"
Kitchen	Main	12`3" x 10`4"
Bedroom	Basement	11`0" x 10`7"
Living Room	Basement	12`2" x 11`6"
2pc Bathroom	Main	

Room	Level	Dimensions
Bedroom	Second	12`1" x 9`8"
Bedroom - Primary	Second	15`10" x 14`0"
Living Room	Main	15`4" x 11`5"
Family Room	Main	12`2" x 12`0"
Bedroom	Basement	10`6" x 10`2"
Kitchen	Basement	9`6" x 9`2"
4pc Bathroom	Second	

4pc Ensuite bath

Second

4pc Bathroom  
Legal/Tax/Financial

Basement

Title:  
**Fee Simple**  
Legal Desc:

9010551

Zoning:  
**R-CG**

Remarks

Pub Rmks: **LEGAL 2 BEDROOM SUITE .4+2 BEDROOMS.3.5 BATHS .EXTENSIVELY RENOVATED IN LAST 2 YEARS .LOADED WITH UPGRADES. NEW KITCHEN. NEW BATHROOMS. NEW GRANITE COUNTER TOPS. NEW CARPETS AND LVP FLOORING. NEW CENTRAL A/C. NEW SHINGLES IN LAST 3 YEARS. NEWER FURNACE AND HOTWATER TANK.MAIN FLOOR LIVING ROOM AND FAMILY ROOM,FORMAL DINING ROOM. KITCHEN WITH NEW APPLIANCES AND GRANITE COUNTER TOPS AND NEW CABINETS.DECK OFF KITCHEN AREA. UPPER LEVEL WITH 4 LARGE BEDROOMS MASTER WITH JETTED TUB AND SEPARATE SHOWER.TWO BEDROOM LEGAL SUITE IN THE BASEMENT WITH SEPARATE ENTRANCE. DOUBLE FRONT ATTACHED GARAGE.CLOSE TO ALL THE AMENITIES ,LIKE SCHOOL,SHOPPING,BUS ROUTE AND ALL THE MAJOR ROUTES. VERY EASY TO SHOW. SHOWS EXCELLENT. A MUST TO SEE.**

Inclusions:  
Property Listed By: **none**  
**Royal LePage METRO**

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













