



THE
A-TEAM

**RE/MAX
FIRST**

2810 CATALINA Boulevard, Calgary T1Y6N2

MLS®#: **A2176314**

Area: **Monterey Park**

Listing Date: **11/02/24**

List Price: **\$640,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,295 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,City Lot**
Park Feat: **Double Garage Attached**

DOM

20
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Covered Courtyard,Garden,Private Yard**

Construction: **Stucco**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**
Int Feat: **Bar,Bookcases,Built-in Features,Granite Counters,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`6" x 5`1"	Living Room	Main	16`1" x 13`1"
Dining Room	Main	13`0" x 9`7"	Kitchen	Main	12`9" x 9`10"
Bedroom - Primary	Main	13`2" x 12`7"	Bedroom	Main	10`9" x 8`10"
Bedroom	Main	10`9" x 8`9"	Family Room	Lower	15`5" x 14`3"
Bedroom	Lower	13`9" x 9`0"	4pc Bathroom	Main	7`8" x 4`11"
3pc Ensuite bath	Main	6`7" x 4`11"	3pc Bathroom	Lower	6`5" x 4`11"
Flex Space	Lower	15`5" x 9`5"	Laundry	Lower	12`0" x 9`0"

Bonus Room

Lower

16`7" x 12`0"

Other
Legal/Tax/Financial

Lower

8`3" x 8`1"

Title:
Fee Simple
Legal Desc:

8710557

Zoning:
R-CG

Remarks

Pub Rmks: **With over 2500 sq ft of finished living space this charming bungalow has been lovingly maintained by the same owner since 1989, and it truly shows. As you approach the home, you'll notice a delightful courtyard by the front door. Entering through the covered entrance provides a welcoming shelter from the elements. Upon stepping into the foyer, you'll be impressed by the pristine original oak hardwood floors that flow throughout the main level. The sunken living room features a cozy gas fireplace which is flanked by two large windows. It seamlessly connects to the spacious dining room, perfect for family gatherings. The open kitchen boasts beautiful wood cabinetry, ample storage, and lovely granite countertops, complete with a large island that includes extra storage and a wine rack. You'll also find a generous pantry and a built-in desk for added convenience. The principal bedroom offers a roomy walk-in closet and a three-piece ensuite. The other two bedrooms on the main floor are comfortably sized, and all bedrooms feature tile flooring—no carpets on the main floor. A four-piece bath completes this level. There is a SEPARATE ENTRANCE to the finished basement which includes a fourth bedroom (please note that the window may not meet egress standards) and a sizable family room with a wet bar, as well as a games room. You'll also appreciate the spacious laundry room and an additional three-piece bath on this level. The property is beautifully treed and comes with a heated double attached garage and RV parking accessible from the back lane, providing convenience and plenty of space for all your needs. Great location across from Monterey Park k-6 School and easy access to Stoney Trail.**

Inclusions:
Property Listed By: **N/A**
MaxWell Canyon Creek

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









