



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2858 CATALINA Boulevard, Calgary T1Y 6P3**

MLS®#: **A2178192**      Area: **Monterey Park**      Listing Date: **11/13/24**      List Price: **\$649,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1989**  
Lot Information  
 Lot Sz Ar: **4,833 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,678**  
 Low Sqft:  
 Ttl Sqft: **1,678**

DOM

**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Lawn,Landscaped,Level,Many Trees,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 13`5"	Family Room	Main	18`0" x 12`5"
Kitchen	Main	15`2" x 14`8"	Dining Room	Main	16`8" x 9`7"
Laundry	Main	5`11" x 5`2"	2pc Bathroom	Main	7`6" x 3`1"
Bedroom - Primary	Upper	14`11" x 11`10"	3pc Ensuite bath	Upper	8`0" x 5`9"
Bedroom	Upper	10`3" x 8`10"	Bedroom	Upper	12`8" x 8`10"
4pc Bathroom	Upper	7`11" x 4`11"	Game Room	Basement	21`2" x 13`5"
Flex Space	Basement	13`3" x 10`0"	3pc Bathroom	Basement	6`8" x 6`2"

<b>Storage</b>	<b>Basement</b>	<b>7' 0" x 5' 2"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14' 11" x 12' 9"</b>
			Legal/Tax/Financial		

Title:		Zoning:			
<b>Fee Simple</b>		<b>R-CG</b>			
Legal Desc:	<b>8711642</b>			Remarks	

Pub Rmks: **Wonderful family home located in a great community. This two storey home has been well maintained. With an open floorplan that is functional, cozy and modern. The main floor boasts a large living room and dining area, wide open kitchen with additional dining and a sunken family room adjacent. The side entry has a laundry area and two piece bath as you proceed to the garage man door. Upstairs are three bedrooms, additional bathroom and a huge primary complete with a full ensuite bathroom. Developed basement with super high ceilings third family room , additional bedroom, full bath and storage / mechanical. Located in a playground zone, mere steps away from the school and a really nice playground out the back, this is truly a 5 star location. Please see the the floorplans and drone photos. Call for your private showing.**

Inclusions: **Window Coverings**  
 Property Listed By: **Coldwell Banker Home Smart Real Estate**

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





















