



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

70
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"

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

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	8711642

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY JANUARY 18th from 2:00-4:00pm...This well maintained and spacious fully finished two storey home is situated adjacent and across from the K-6 Public Elementary School and Community Center and within a playground zone in the north east haven of Monterey Park. Inside this 1989 built home you will find a traditional two storey plan of the era with a front formal living and dining area, soaring vaulted ceilings, an eat-in kitchen along with a sunken family room with an attractive fireplace and a view of the back yard. A hallway leads to the separate side entry way, laundry area, two-piece powder room and man door to the double attached garage. Upstairs you get a primary bedroom equipped to handle just about any bedroom suite you can throw at it. It is completed with a full ensuite bath and ample his and hers closets. Two generous secondary bedrooms and a shared bathroom complete this level. The fully finished basement with high ceilings has a huge recreation room with wet bar, another full bathroom, a flex room which could be a fully legal bedroom with a simple enlarging of the current window to meet egress requirements. Situated below the sunken part of the main floor the storage and utility room give you sufficient space for your storage needs, and even has a wine cellar and large basin sink. The west facing backyard has several trees, patio paces, grass, a garden which could easily be grassed over for more yard space or you can get to work and save on your vegetable costs next summer. Fully fenced with a newer treated wood fence the gate leads to the back alley and directly to the affectionately known "secret park". Monterey Park is truly one of the gems of the northeast and this home is located in one of the best parts. Many amenities are close, transportation access is fantastic and the feeling of community is definitely present. Come and see for yourself today!**

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











