



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3847 CATALINA Boulevard, Calgary T1Y 6Y5**

MLS®#: **A2178900**      Area: **Monterey Park**      Listing Date: **11/14/24**      List Price: **\$559,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1993**      Abv Sqft: **1,312**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,056 sqft**      Ttl Sqft: **1,312**  
 Lot Shape:

DOM

**19**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 13`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`5" x 5`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 9`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 8`10"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`9" x 4`11"</b>

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-CG**

Legal Desc:

9212538

Remarks

Pub Rmks: **| NEWLY RENOVATED | 3 BEDS | 2.5 BATHS | DOUBLE DET GARAGE | Welcome home! Step into modern elegance with this beautifully renovated 2-storey home! Featuring 3 spacious bedrooms, 2.5 bathrooms, and a double detached garage, this property is designed for comfort and convenience. Located in the sought-after community of Monterey Park, you'll enjoy a perfect blend of tranquility and accessibility. This home boasts stylish and contemporary renovations throughout, with an open-concept main floor that is ideal for entertaining. The bright and inviting kitchen walks out onto the patio, creating a seamless indoor-outdoor living experience. The generous master suite includes a 4-piece ensuite, offering a serene retreat. The fully fenced backyard is perfect for family gatherings and outdoor activities. The unfinished basement is waiting for your touch and design, providing an opportunity to customize the space to fit your needs. Experience the charm of Monterey Park with nearby parks, schools, and shopping centers just minutes away. This move-in-ready home awaits you! Schedule your viewing today and don't miss out on this incredible opportunity! Call your favourite agent for a showing today!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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





