



THE
A-TEAM

**RE/MAX
FIRST**

2810 CATALINA Boulevard, Calgary T1Y6N2

MLS® #: **A2185281**

Area: **Monterey Park**

Listing Date: **01/03/25**

List Price: **\$639,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,300**

Low Sqft:

Ttl Sqft: **1,300**

Lot Information

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

Lot Shape:

DOM

19

Layout

Beds: **4 (3 1)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

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

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	21`4" x 16`8"	Living Room	Main	52`9" x 42`11"
Dining Room	Main	42`8" x 31`5"	Kitchen	Main	41`10" x 32`3"
Bedroom - Primary	Main	43`3" x 41`3"	Bedroom	Main	35`3" x 29`0"
Bedroom	Main	35`3" x 28`9"	Family Room	Lower	50`7" x 46`9"
Bedroom	Lower	45`1" x 29`6"	4pc Bathroom	Main	25`2" x 16`2"

3pc Ensuite bath
Flex Space
Bonus Room

Main
Lower
Lower

21`7" x 16`2"
50`7" x 30`11"
54`5" x 39`4"

3pc Bathroom
Laundry
Other

Lower
Lower
Lower

21`1" x 16`2"
39`4" x 29`6"
27`1" x 26`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8710557

Zoning:
R-CG

Remarks

Pub Rmks:

With over 2,500 sq. ft. of finished living space, this charming bungalow has been lovingly maintained by the same owner since 1989—a true testament to its care and upkeep. As you approach, you'll be greeted by a delightful courtyard near the front entrance. The covered entryway provides a warm welcome and shelter from the elements. Inside, the foyer opens to pristine original oak hardwood floors that flow throughout the main level. The sunken living room, complete with a cozy gas fireplace framed by two large windows, creates an inviting atmosphere. This space seamlessly connects to the spacious dining room, ideal for hosting family gatherings. The open-concept kitchen features stunning wood cabinetry, generous storage, and granite countertops. A large island with extra storage and a wine rack adds both style and function. You'll also find a built-in desk and a spacious pantry for added convenience. The principal bedroom offers a walk-in closet and a three-piece ensuite, while two additional bedrooms on the main floor are well-sized and feature tile flooring—no carpets on this level. A four-piece bath completes the main floor layout. The separate entrance opens to a fully finished basement, featuring a fourth bedroom (note: the window may not meet current egress standards), a generous family room complete with a wet bar, and a games room. Recent updates include a newer furnace and hot water tank, adding to the home's efficiency. The basement also includes a spacious laundry room and an additional three-piece bathroom for added convenience. The property is surrounded by mature trees and includes a heated double attached garage along with RV parking accessible via the back lane—perfect for your parking and storage needs. Conveniently located across from Monterey Park K-6 School and offering easy access to Stoney Trail, this home combines charm, functionality, and an unbeatable location.

Inclusions:
Property Listed By:

none
MaxWell Canyon Creek

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









