



GRASSROOTS
REALTY GROUP

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100 Catalina Circle NE
Calgary, Alberta

MLS # A2259179



\$389,000

Division:	Monterey Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,211 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 549
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d27
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry		

Inclusions:	NA
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Welcome Home! This beautifully maintained two-storey home is bright, clean, and truly move-in ready. Enjoy fresh paint, updated baseboards, and new flooring throughout the main and upper levels, enhancing its modern charm. Upstairs, you'll find three spacious bedrooms and a full four-piece bathroom. The primary suite offers an abundance of natural light and a generously sized ensuite for your comfort. The main floor features an open-concept layout, ideal for entertaining. The kitchen boasts stainless steel appliances, a pantry, and ample counter space. The adjacent living room includes sliding glass doors that open to a private, quiet back deck—perfect for relaxing. A cozy gas fireplace adds warmth in the winter, while a convenient two-piece powder room completes the main level. The single attached garage offers secure, all-season parking. Downstairs, the fully finished basement provides extra living space with a large rec room—perfect for a home theatre, gym, or playroom—and includes a full bathroom for added flexibility. Don't miss your chance to own this move-in ready gem—contact your favourite agent today to schedule a showing!