



**GRASSROOTS**  
REALTY GROUP

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**2498 Catalina Boulevard NE**  
**Calgary, Alberta**

**MLS # A2272911**



**\$730,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,225 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Vinyl Windows		

**Inclusions:** Air Hockey Table, Shed

**\*\* Open House Saturday Dec 20th 11-3:30 pm and Sunday Dec 21st 12-4 pm \*\*** Welcome to 2498 Catalina Boulevard NE – a spacious and beautifully cared for family home located in the sought-after community of Monterey Park. If size is what you’re looking for, then look no further, as this property offers 3,338 sq ft of living space, ideal for families who value comfort, functionality, and lots of extra space. If you’re familiar with Monterey Park, then you know this house. Situated on the corner of Coronado Place, you’ll have plenty of room to park your vehicles between the double attached garage, wraparound street parking and the ability to add more parking in the massive West-Facing back yard. Upon entering, you’ll notice the abundant amount of light that pours in through the homes recently upgraded windows. A large living room at the front of the house connects to the formal dining room, which carries you around the house to the kitchen. Notice the details in this home such as the light oak-trimmed arches throughout. The open-concept kitchen overlooks the family room, where you’ll find a gas fireplace and a second dining area. The light oak cabinets are way ahead of their time, carrying through to the ceiling - you’ll want to keep these even if you choose to do a reno here! The sliding patio doors lead you to the deck overlooking your huge West-Facing back yard. You’ll have plenty of room for activities back here even if you choose to add a parking pad or secondary garage, there’s space for everything! There are 4 bedrooms upstairs, perfect for larger families. The Primary bedroom also has a 5 piece ensuite with jetted soaker tub and separate shower. The fully finished basement offers even more living space. You’ll be blown away with how much room you have down here and you have

the ability to add in 2 more bedrooms if you wanted to. Check inside the utility room, as the bathroom has also been roughed in for your future project. This home also offers central AC to keep you cool all summer. A prime location, just a short walk from Monterey Park Elementary School and the community center, also within minutes of Monterey Park Shopping Plaza. Convenient access to 16 Ave and Stoney Trail, make it ideal for commuting anywhere in the City. Book your showing today!