



**2855 Catalina Boulevard NE  
Calgary, Alberta**

**MLS # A2292095**



**\$639,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,872 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting, T		

<b>Heating:</b>	Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** Deep freezer in dining nook, garden shed in backyard

Welcome to this spacious 4-level split in the established community of Monterey Park, offering over 2,300 sq ft of fully developed living space on a generous 5,000+ sq ft lot. Lovingly maintained by the same owner for nearly 30 years, this home is ready for its next chapter with a new family. The main level features an open and inviting layout highlighted by large windows that bring in plenty of natural light, a striking open-to-above curved staircase, and a large family room perfect for gathering and entertaining. The main floor also includes a formal dining area, a spacious kitchen with ample counter space and cabinetry, and a bright kitchen nook for everyday meals. Upstairs you'll find three comfortable bedrooms and two full bathrooms, including a generous primary bedroom with its own ensuite, providing the ideal setup for family living. The third level offers a walkout to the backyard, creating a bright and functional living space complete with an additional bedroom and convenient half bathroom, perfect for guests, extended family, or a home office. The fully developed basement adds even more versatility, featuring a large recreation room, den, and a full bathroom, giving you plenty of space for hobbies, entertainment, or additional living areas. Outside, the home showcases new dark-coloured siding that enhances the curb appeal, along with a double detached garage and a spacious backyard. Located within walking distance to schools, playgrounds, transit, and shopping, this property offers both space and convenience in a family-friendly neighborhood. A fantastic opportunity to own a well-cared-for home in one of Northeast Calgary's established communities.