



2855 Catalina Boulevard NE
Calgary, Alberta

MLS # A2302836



\$629,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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 neighbourhood. A fantastic opportunity to own a well-cared-for home in one of Northeast Calgary's established communities.