



**2538 Catalina Boulevard NE
Calgary, Alberta**

MLS # A2153511



\$799,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,072 sq.ft.	Age:	1988 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Gara		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Street Lighting, Rectangular Lot,		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Stunning 6-Bedroom Home in Monterey Park....Welcome to this exceptional property in the heart of Monterey Park, perfectly situated just off the main boulevard. This expansive home boasts 6 bedrooms and 3.5 bathrooms, including 4 bedrooms above grade with 2 full bathrooms and a convenient half bath on the main floor. The standout feature is the LEGAL basement suite with a theatre room, complete with its own separate entrance, ideal for generating rental income or accommodating extended family. NEW vinyl windows The property offers a HEATED triple car garage at the back and a double car garage at the front EPOXY floor, ensuring ample parking and storage. Recent renovations have refreshed the space with beautiful hardwood flooring throughout. For added convenience, there are separate laundry facilities on both the main floor and in the basement. An added bonus is an ELECTRIC CHAIR LIFT..... Outside, you’ll find POT LIGHTS in the soffit giving you plenty of evening light and a meticulously landscaped front lawn with a charming deck, while the back features a full sunroom leading into the garage. Located near schools, shopping centers, and walkways, with easy access to major roadways like 16th Ave, Stoney Trail, and 68th Street, this home combines practicality with a prime location. Don’t miss the opportunity to own this versatile and beautifully updated home in a sought-after neighborhood. Contact us today to schedule a viewing and make this dream home yours!