



**2490 Catalina Boulevard NE  
Calgary, Alberta**

**MLS # A2174313**



**\$755,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,093 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Garden, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<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>	Bookcases		

**Inclusions:** none

LEGAL 2 BEDROOM SUITE .4+2 BEDROOMS.3.5 BATHS .EXTENSIVELY RENOVATED IN LAST 2 YEARS .LOADED WITH UPGRADES. NEW KITCHEN. NEW BATHROOMS. NEW GRANITE COUNTER TOPS. NEW CARPETS AND LVP FLOORING. NEW CENTRAL A/C. NEW SHINGLES IN LAST 3 YEARS. NEWER FURNACE AND HOTWATER TANK.MAIN FLOOR LIVING ROOM AND FAMILY ROOM,FORMAL DINING ROOM. KITCHEN WITH NEW APPLIANCES AND GRANITE COUNTER TOPS AND NEW CABINETS.DECK OFF KITCHEN AREA. UPPER LEVEL WITH 4 LARGE BEDROOMS MASTER WITH JETTED TUB AND SEPARATE SHOWER.TWO BEDROOM LEGAL SUITE IN THE BASEMENT WITH SEPARATE ENTRANCE. DOUBLE FRONT ATTACHED GARAGE.CLOSE TO ALL THE AMENITIES ,LIKE SCHOOL,SHOPPING,BUS ROUTE AND ALL THE MAJOR ROUTES. VERY EASY TO SHOW. SHOWS EXCELLENT. A MUST TO SEE.