

# \$609,900 - 2883 Catalina Boulevard Ne, Calgary

MLS® #A2202897

**\$609,900**

4 Bedroom, 3.00 Bathroom, 1,517 sqft  
Residential on 0.12 Acres

Monterey Park, Calgary, Alberta

Welcome to your new home in MONTEREY PARK, a quiet and desirable neighbourhood in Calgary's northeast. You can spend time on summer days on the WALKING TRAILS that will take you to the nearby BIRD SANCTUARY in the Monterey Park Wetlands. A few blocks down the street is Monterey Park ELEMENTARY SCHOOL. Your new home has a charming layout that provides a comfortable mixture of openness and nicely separated rooms, vaulted ceilings and cozy warmth at the same time. You have a rare MAIN FLOOR BEDROOM and 3 PIECE BATHROOM for guests or elderly family members, and a MAIN FLOOR LAUNDRY as well. Your kitchen has beautiful oak cabinets and granite counters, right next to your breakfast nook and COFFEE BAR. Those chilly winter nights can be spent in your sunken family room with a GAS/WOOD BURNING FIREPLACE, and those beautiful summer evenings in your private BACKYARD OASIS. The home was built by Stepper Homes and has been very WELL MAINTAINED, with TRIPLE PANE WINDOWS throughout, providing warmth and quiet. New furnace in 2024, new hot water tank in 2022. You have an insulated double detached garage and an RV parking pad in the back. This home is priced to sell, don't miss out!



Built in 1989

**Essential Information**

MLS® #	A2202897
Price	\$609,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,517
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	2883 Catalina Boulevard Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6R1

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Log
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	16
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.