

**3810 Catalina Boulevard NE**  
**Calgary, Alberta**

**MLS # A2286747**



**\$675,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,659 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<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>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Electric Stove, Refrigerator, Washer, Dryer, Range Hood

Welcome to this beautiful front-garage home offering approximately 1,659 sq ft of living space in the established and family-friendly community of Monterey Park NE. The main floor features a spacious family room, dining area, functional kitchen, and a convenient powder room. Upstairs, you will find three generous bedrooms and three full bathrooms, including a large primary suite with a 5-piece ensuite. Another bedroom includes a 4-piece ensuite, for convenience, an upper-floor laundry. A separate side entrance leads to a fully legal basement suite complete with two bedrooms, full bathroom, kitchen, dining and living area, and its own laundry, with both upper and lower levels currently rented &mdash; making this an excellent income-generating opportunity. Enjoy outdoor living with a large backyard deck, welcoming front deck, and rear alley access gate. Ideally located close to everyday amenities including Monterey Square shopping centre with grocery, gas station, medical clinic, and restaurants, plus easy access to Sunridge and Marlborough malls. The home is also near parks, pathways, Village Square Leisure Centre, and major roadways including McKnight Blvd and the Trans-Canada Highway for convenient commuting. Families will appreciate nearby schools such as Monterey Park School (K-6), Dr. Gladys McKelvie Egbert Junior High, and Lester B. Pearson High School, along with additional public and Catholic school options within a short distance. This is a perfect home for you to start generating income or to make it the perfect living space for you to create memories!