



## 48 Catalina Circle Calgary Alberta

\$415,000

Welcome to this charming two-story townhouse in the desirable community of Monterey Park, offering 1,223 square feet of developed living space. As a corner unit, this home features three bedrooms and two and a half baths, providing ample space for comfortable living. The main floor boasts modern laminate and tile flooring, seamlessly connecting the living spaces. The kitchen is equipped with newer stainless-steel appliances, perfect for culinary enthusiasts. Adjacent to the kitchen, the dining area offers a cozy spot for meals. The living room, complete with a gas fireplace, provides a warm and inviting atmosphere for relaxation and entertainment. Upstairs, the primary bedroom is a true retreat with a walk-in closet and a three-piece ensuite bathroom. Two additional spacious bedrooms and a four-piece bath with a beautifully tiled bath/shower complete the upper level, ensuring comfort and convenience for the entire family. This home features new windows, a new furnace, and a new hot water tank, making it seamless to move in and enjoy. The single attached garage offers secure parking and additional storage space. The unfinished basement presents a fantastic opportunity to customize and add your personal touch to this already impressive home. Located in Monterey Park, this townhouse combines modern living with the charm of a well-established community. Don't miss the chance to make this home your own and enjoy all the benefits it has to offer! (id:6769)

Living room 12.75 Ft x 10.92 Ft  
Kitchen 9.50 Ft x 8.08 Ft  
Dining room 9.33 Ft x 8.17 Ft  
Foyer 9.75 Ft x 4.08 Ft  
2pc Bathroom 5.00 Ft x 4.92 Ft

Primary Bedroom 12.83 Ft x 11.75 Ft  
Bedroom 11.92 Ft x 9.50 Ft  
Bedroom 11.92 Ft x 9.33 Ft  
4pc Bathroom 7.33 Ft x 4.92 Ft  
3pc Bathroom 7.08 Ft x 4.67 Ft

Listing Presented By:



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