



# 2855 Catalina Boulevard Calgary Alberta

\$639,900

**\*\*SATURDAY OPEN HOUSE CANCELLED DUE TO THE WEATHER\*\* \*\*OPEN HOUSE: SUNDAY, MARCH 15:**

3:00 - 6:00 PM\*\* Welcome to this spacious 4-level split in the established community of Monterey Park, offering over 2,300 sq ft of fully developed living space on a generous 5,000+ sq ft lot. Lovingly maintained by the same owner for nearly 30 years, this home is ready for its next chapter with a new family. The main level features an open and inviting layout highlighted by large windows that bring in plenty of natural light, a striking open-to-above curved staircase, and a large family room perfect for gathering and entertaining. The main floor also includes a formal dining area, a spacious kitchen with ample counter space and cabinetry, and a bright kitchen nook for everyday meals. Upstairs you'll find three comfortable bedrooms and two full bathrooms, including a generous primary bedroom with its own ensuite, providing the ideal setup for family living. The third level offers a walkout to the backyard, creating a bright and functional living space complete with an additional bedroom and convenient half bathroom, perfect for guests, extended family, or a home office. The fully developed basement adds even more versatility, featuring a large recreation room, den, and a full bathroom, giving you plenty of space for hobbies, entertainment, or additional living areas. Outside, the home showcases new dark-coloured siding that enhances the curb appeal, along with a double detached garage and a spacious backyard. Located within walking distance to schools, playgrounds, transit, and shopping, this property offers both space and convenience in a family-friendly neighborhood. A fantastic opportunity to own a well-cared-for home in one of Northeast Calgary's established communities. (id:6769)

Listing Presented By:



Originally Listed by:  
LPT Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

4pc Bathroom Measurements not available

Den 18.25 Ft x 11.08 Ft

Recreational, Games room 12.17 Ft x 16.33 Ft

2pc Bathroom Measurements not available

Bedroom 7.92 Ft x 14.08 Ft

Family room 11.67 Ft x 20.50 Ft

Breakfast 13.42 Ft x 8.75 Ft

Kitchen 13.33 Ft x 10.42 Ft

Living room 14.50 Ft x 13.83 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 10.17 Ft x 9.08 Ft

Bedroom 11.75 Ft x 12.25 Ft

Primary Bedroom 11.58 Ft x 14.25 Ft

