



# 3374 Catalina Boulevard Calgary Alberta

\$499,000

Nestled in the heart of Monterey Park, this warm and welcoming 3-bedroom home is the perfect place for a family to call their own. This home comes with 1,341.5 square feet of living space above grade, a detached double car garage, and a finished basement that invites endless possibilities! As you enter, you'll be greeted by a spacious living room, perfect for family gatherings. The well-appointed kitchen, complete with appliances, isn't just for meals; it's a space for shared stories and delicious creations. The primary bedroom has more than enough space to turn into your personal getaway, while two additional bedrooms provide ample space for family, guests, or a cozy home office. The finished basement, with its generous 526 square feet, offers versatility and room for all your family's needs, including an extra flex room for added convenience. With a detached double car garage, you'll have ample space to protect your vehicles and toys, making life a little easier. Monterey Park is a community that truly cares about your family's well-being. Monterey Park Elementary School is close by, offering a safe and welcoming environment for your children to learn and grow. The neighborhood also features playgrounds and scenic walkways, creating the perfect backdrop for cherished family moments. You're never far from what you need in Monterey Park. Whether it's a quick trip to the store, a delicious meal, or a peaceful stroll through the neighborhood, you'll discover that everything you desire is close at hand. This charming Monterey Park home is more than just a house; it's the canvas for your family's journey. It's ready for new owners to move in and experience the warmth it offers. Don't miss this opportunity to live in a neighborhood where every day feels like home. Contact us today to schedule a viewing and experience the warmth and coziness of this Monterey Park reside...

Bedroom 9.92 Ft x 10.08 Ft

Bedroom 10.67 Ft x 9.33 Ft

4pc Bathroom 10.33 Ft x 5.00 Ft

Primary Bedroom 14.00 Ft x 10.42 Ft

Recreational, Games room 16.33 Ft x 14.17 Ft

Furnace 5.83 Ft x 14.67 Ft

Living room 14.00 Ft x 9.83 Ft

Dining room 8.00 Ft x 7.58 Ft

Family room 8.58 Ft x 12.33 Ft

Dining room 6.50 Ft x 10.92 Ft

Kitchen 7.42 Ft x 12.25 Ft

Other 14.00 Ft x 8.33 Ft

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Listing Presented By:



Originally Listed by:  
GREATER PROPERTY GROUP

**RE/MAX Realty Professionals**

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Den 7.50 Ft x 14.75 Ft

2pc Bathroom 2.75 Ft x 7.00 Ft

Laundry room 5.83 Ft x 11.92 Ft