

48 Catalina Circle NE
Calgary, Alberta

MLS # A2154796



\$415,000

Division:	Monterey Park		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,223 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 508
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d27
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

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!