

**91 Catalina Circle NE  
Calgary, Alberta**

**MLS # A2230096**



**\$374,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	3.37 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Many Trees, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 434
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d27
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*OPEN HOUSE SUN. June 14th 2025\*\*\* Welcome to this bright and spacious bungalow-style home nestled in the sought-after community of Monterey Park. Perfect for families, downsizers, or anyone looking for generous living space in a peaceful neighborhood, this home offers comfort, function, and room to grow. Inside, you'll find two exceptionally large bedrooms, each thoughtfully designed for comfort. The primary suite is a true retreat, featuring a spacious layout, a walk-in closet, and a private four-piece ensuite bathroom. The second bedroom is ideal for children or guests, offering ample room and large windows that let in plenty of natural light. The heart of the home is the open-concept kitchen, dining, and living area—perfect for both everyday living and entertaining. The kitchen is outfitted with classic white cabinets and includes a breakfast bar, making casual meals and conversations easy. Vaulted ceilings enhance the sense of space, while a cozy gas fireplace in the living area creates a warm, welcoming atmosphere. Just off the dining and living room, you'll step out onto a private patio complete with privacy screens, which opens to a quiet green space—ideal for enjoying morning coffee or evening relaxation. Flooring throughout the home includes a mix of linoleum, carpet, and vinyl, offering both comfort and practicality. The main bathroom is a well-maintained three-piece, serving guests and the second bedroom with ease. The home also includes a single attached garage for convenience and secure parking. In the basement, you'll find a full, unfinished space brimming with potential. There's an abundance of storage space, a stacked washer and dryer, and enough room to develop two additional bedrooms along with a recreation or media room—tailor it to your needs. The large hot water tank was replaced in 2022, and the

dishwasher was also updated that year. In 2024, all north-facing windows were replaced, improving both energy efficiency and curb appeal. Situated in Monterey Park, a welcoming community in northeast Calgary, residents enjoy access to scenic walking paths, local parks, playgrounds, and easy connections to transit and major roadways. There's also ample visitor parking located very close to the home, making it easy for guests to visit. This well-maintained home offers space, comfort, and the opportunity to make it your own—all in a family-friendly neighborhood.