

# \$374,900 - 91 Catalina Circle Ne, Calgary

MLS® #A2230096

**\$374,900**

2 Bedroom, 2.00 Bathroom, 1,053 sqft  
Residential on 3.37 Acres

Monterey Park, Calgary, Alberta

**\*\*WATCH VIRTUAL TOUR\*\*** 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.

Built in 1996

Essential Information

MLS® #	A2230096
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	3.37
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	91 Catalina Circle Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y7B7

### Amenities

Amenities	Playground, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Many Trees, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	8
Zoning	M-CG d27

### Listing Details

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