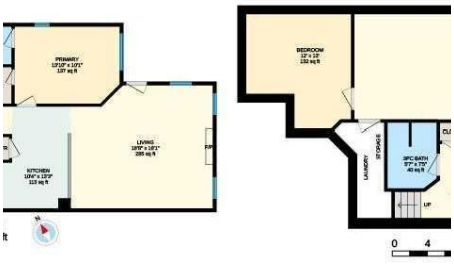
116 Catalina Circle NE

Calgary | Active | MLS® A2357977

$375,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1996**	**1,045.31 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Rocky View Real Estate

A closer look

Welcome to this bright and beautifully maintained former show home, ideally situated as an end unit in a quiet, well-managed complex with reasonable condo fees! Offering a fully finished basement, this spacious home features 3 bedrooms, a lower-level office/den, 2.5 bathrooms, a large family room, and plenty of storage throughout. The sun-filled main floor is sure to impress with its vaulted ceilings and inviting living and dining area, complete with a cozy gas fireplace. Step outside to your private deck overlooking the rear common green space, the perfect spot to relax and enjoy the outdoors. Additional highlights include the convenience of being located right next to the complex entrance, making street parking easily accessible for guests or additional vehicles. The professionally managed complex also offers ample visitor parking for added convenience. Enjoy a fantastic location close to schools, parks, shopping, public transit, and major roadways. Nearby amenities include Prairie Winds Park, Sunridge Shopping Centre, Real Canadian Superstore, and Temple Crossing Shopping Centre. Offering space, comfort, convenience, and an excellent location, this move-in-ready home is waiting for you. Come see why this could be your HOME SWEET HOME!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357977
Bedrooms	3
Bathrooms	3
Year Built	1996
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,045.31 sq. ft.
Main Level Finished Area:	1,045.31 sq. ft.

Below Grade Finished Area:	923.44 sq. ft.
Condo Fee:	$480.14
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Front Exposure:	Northwest
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	1996 (Age: 30)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9611476
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Linoleum, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	1
Parking:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Fresco Gardens - Monterey Park
Community:	Monterey Park
Amenities:	Snow Removal, Visitor Parking
Appliances:	See Remarks
Inclusions:	fridge, stove, built in dishwasher, microwave oven, hood fan, washer, dryer, vacuum system with attachments, all window coverings, natural gas barbeque, garage door opener with 2 remotes, wrapping paper and moving boxes in the garage
Restrictions:	None Known
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Living/Dining Room Combination · 18'8" × 16'1" ·
Main Floor	Kitchen · 13'3" × 10'4" ·
Main Floor	Bedroom - Primary · 13'10" × 10'1" ·
Main Floor	Bedroom · 13'10" × 10'1" ·
Basement	Family Room · 24'3" × 18'2" ·

Basement	Bedroom · 15'2" × 12'5" ·
Basement	Den · 13' × 12' ·
Basement	Laundry · 10'4" × 8'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Back Lane, Street Lighting
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-CG
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/116-catalina-circle-ne-calgary-a2357977/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.