

**3399 Catalina Boulevard NE
Calgary, Alberta**

MLS # A2235665



\$380,000

Division:	Monterey Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,372 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome home to 3399 Catalina Blvd! This home makes for the perfect starter property, family home or renovation project. The spacious main level features a living room with large windows allowing lots of natural light, a dining area, and a kitchen with wooden cabinetry and ample counter space. Upstairs you will find a large primary bedroom, two more additional bedrooms and a four piece bathroom with a renovated tub/shower. On the lower level you have a large recreation room, a massive storage area and your washer/dryer. There is plenty of room to enjoy the outside and those warm summer evenings both on your front patio as well as the private backyard that features a massive deck and additional yard space. Ample parking available with a large parking pad as well as lots of street parking.