

**3395 Catalina Boulevard NE
Calgary, Alberta**

MLS # A2241101

\$449,500



Division:	Monterey Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,369 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, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Shed

Welcome to this beautiful home in Monterey Park! Ideally located just 15 minutes to downtown and the airport, with a bus stop only steps away. No condo fees and low-maintenance living make this the perfect choice for first-time buyers, families, or investors. Step into a bright, open-concept layout with stylish LVP flooring, a sun-filled living room, generous dining area, and a functional kitchen with warm wood cabinetry and ample counter space. Upstairs features a spacious primary bedroom, two additional bedrooms, and an updated 4-piece bathroom. The lower level offers a large rec room, oversized den for a home office or guest space, and a laundry area with a convenient sink. Enjoy summer evenings on your private front patio or entertain in the large backyard with a huge deck and green space. Ample parking with a rear pad and lots of street options. Move-in ready, packed with value, and in a prime location — don't miss out! Book your showing today!