

\$499,000 - 3374 Catalina Boulevard Ne, Calgary

MLS® #A2086434

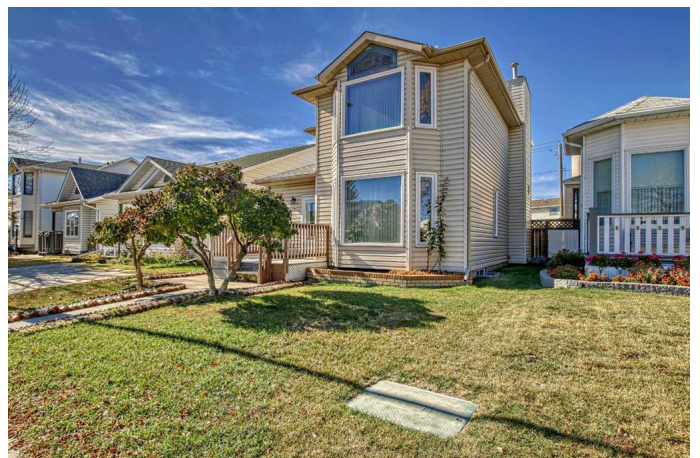
\$499,000

3 Bedroom, 2.00 Bathroom, 1,342 sqft

Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

Nestled in the heart of Monterey Park, this warm and welcoming 3-bedroom home is the perfect place for a family to call their own. This home comes with 1,341.5 square feet of living space above grade, a detached double car garage, and a finished basement that invites endless possibilities! As you enter, you'll be greeted by a spacious living room, perfect for family gatherings. The well-appointed kitchen, complete with appliances, isn't just for meals; it's a space for shared stories and delicious creations. The primary bedroom has more than enough space to turn into your personal getaway, while two additional bedrooms provide ample space for family, guests, or a cozy home office. The finished basement, with its generous 526 square feet, offers versatility and room for all your family's needs, including an extra flex room for added convenience. With a detached double car garage, you'll have ample space to protect your vehicles and toys, making life a little easier. Monterey Park is a community that truly cares about your family's well-being. Monterey Park Elementary School is close by, offering a safe and welcoming environment for your children to learn and grow. The neighborhood also features playgrounds and scenic walkways, creating the perfect backdrop for cherished family moments. You're never far from what you need in Monterey Park. Whether it's a quick trip to the store, a delicious meal, or a peaceful stroll through the neighborhood, you'll discover that everything you desire is close at



hand. This charming Monterey Park home is more than just a house; it's the canvas for your family's journey. It's ready for new owners to move in and experience the warmth it offers. Don't miss this opportunity to live in a neighborhood where every day feels like home. Contact us today to schedule a viewing and experience the warmth and coziness of this Monterey Park residence. It's the perfect place for your family to write its next beautiful chapter. Welcome home!

Built in 1991

Essential Information

MLS® #	A2086434
Price	\$499,000
Sold Price	\$480,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,342
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3374 Catalina Boulevard Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6W5

Amenities

Parking Spaces	4
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Parking	Double Garage Detached, Off Street
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Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard
Roof	Asphalt
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	November 15th, 2023
Days on Market	34
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	GREATER PROPERTY GROUP
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