# \$489,000 - 3827 Catalina Boulevard Ne, Calgary

MLS® #A2086514

## \$489,000

4 Bedroom, 2.00 Bathroom, 1,029 sqft Residential on 0.07 Acres

Monterey Park, Calgary, Alberta

Location, location!! Close to all amenities, public transportation, parks and schools. Walk into an immaculate well-designed 3-level split has so much to offer. Walk into a very open concept with vaulted ceilings and open from the living room, dining room and kitchen area. Kitchen features white cabinets, a pantry closet, and a stand alone island with an eating bar. Dining room area features a door to the side for BBQ and exit to the back yard and garage. Large living room area with large windows for natural light. Upstairs features 3 bedrooms, plenty of closet space and a 4 piece bathroom. From the main level down a few steps to a large rec room and another bedroom and 3 piece bath. The rec room has large windows and a very stunning gas fireplace. Also all newer laminate flooring on Third level. Furnace has been cleaned and also the hot water tank was replaced a few years ago. There is a huge crawl space down for plenty of storage. The back yard is fully fenced and landscaped with plenty of room for a patio table and kids to play. There is an oversized single garage with an electric garage door opener. This home has so much value and has tremendous street appeal. Don't miss this opportunity.





Built in 1993

## **Essential Information**

MLS® # A2086514

Price \$489,000

Sold Price \$480,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,029

Acres 0.07

Year Built 1993

Type Residential
Sub-Type Detached
Style 3 Level Split

Status Sold

# **Community Information**

Address 3827 Catalina Boulevard Ne

Subdivision Monterey Park

City Calgary
County Calgary
Province Alberta
Postal Code T1Y 6Y5

#### **Amenities**

Parking Spaces 1

Parking Single Garage Detached

#### Interior

Interior Features Kitchen Island, Laminate Counters, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Basement, Brick Facing, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 10th, 2023

Date Sold November 11th, 2023

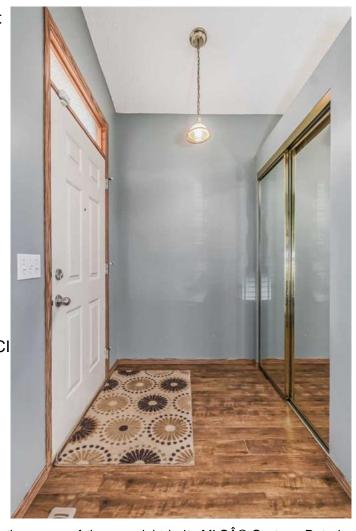
Days on Market 32

Zoning R-C2

HOA Fees 0.00

# **Listing Details**

Listing Office DIAMOND REALTY & ASSOCI



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