

\$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, 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
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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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