

\$399,900 - 3339 Catalina Boulevard Ne, Calgary

MLS® #A2134627

\$399,900

2 Bedroom, 3.00 Bathroom, 1,342 sqft
Residential on 0.07 Acres

Monterey Park, Calgary, Alberta

"ATTENTION SAVVY INVESTORS!"

Welcome to a PRIME HALF DUPLEX INVESTMENT OPPORTUNITY. This property offers not only a coveted location close to the Airport and Stoney Trail but also boasts the added benefit of a VALUED LONG-TERM TENANT, making it an enticing addition to any investment portfolio.

Situated in a desirable neighborhood, this meticulously maintained half duplex offers convenience and charm. With easy access to schools, parks, shopping centers, and major transportation routes, it presents an ideal setting for tenants seeking both comfort and accessibility.

Upon entering, you'll be greeted by a spacious layout designed for modern living. The main floor features a welcoming living area, perfect for relaxation and entertainment, complemented by an adjoining dining space and a well-appointed kitchen.

Upstairs, discover two comfortable large bedrooms with the primary bedroom double in-room jetted tub and walk-in closet providing ample space for rest and rejuvenation. A tastefully appointed bathroom with a multi-shower head adds to the comfort and convenience.

Beyond the interior, step outside to enjoy a private backyard with a large deck, this



animal-friendly home is perfectly located to enjoy the vast walking path and greenspaces perfect for tenants seeking a balance between indoor comfort and outdoor enjoyment.

What truly sets this property apart is its valued long-term tenant, providing immediate rental income and peace of mind for investors. With a reliable tenant in place, you can start generating returns from day one, making this investment opportunity both lucrative and hassle-free.

For any seasoned investor, this property presents a rare chance to secure a solid investment in Calgary's thriving real estate market. Don't miss out on this chance to capitalize on long-term rental income and the potential for future appreciation.

DONÂ€™T MISS OUT, view 3D Virtual Tour for a quick walk-through. Seize this exceptional investment opportunity!"

Built in 1992

Essential Information

MLS® #	A2134627
Price	\$399,900
Sold Price	\$380,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,342
Acres	0.07
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3339 Catalina Boulevard Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6T9

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Gated

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Great Room, Mantle, Oak, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	July 2nd, 2024
Days on Market	39
Zoning	R-C2
HOA Fees	0.00

Listing Details

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