

\$569,900 - 3754 Catalina Boulevard Ne, Calgary

MLS® #A2135443

\$569,900

3 Bedroom, 3.00 Bathroom, 1,048 sqft

Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

Beautifully kept 4-level split single house with 3 bedrooms located in the sought after community of Monterey Park. Features an open concept main floor living room with large windows, kitchen and spacious dining area. Upper level offers master bedroom with 3pc ensuite bathroom, 2 bedrooms, and 4pc bathroom. Lower level is a huge walkout recreation room with mantle fireplace and 3pc bathroom. Basement includes a finished den, laundry room, and storage area. A central vacuum system is installed, with vacuum ports conveniently located on each floor. A garage and parking pad is available for 2 vehicles in the back. This home looks out onto a beautiful park, and is conveniently located within walking distance to schools, public transportation, and other amenities. A waterpark, shopping mall, and grocery store are only a short drive away.

Built in 1993

Essential Information

MLS® #	A2135443
Price	\$569,900
Sold Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,048
Acres	0.08



Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	3754 Catalina Boulevard Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6W6

Amenities

Parking Spaces	2
Parking	Carport, Single Garage Detached

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Wood Windows
Appliances	Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, City Lot, Front Yard, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2024
Date Sold	July 7th, 2024
Days on Market	41
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Grand Realty

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