

# \$449,500 - 3395 Catalina Boulevard Ne, Calgary

MLS® #A2241101

**\$449,500**

3 Bedroom, 2.00 Bathroom, 1,369 sqft  
Residential on 0.07 Acres

Monterey Park, Calgary, Alberta

Welcome to this beautiful home in Monterey Park! Ideally located just 15 minutes to downtown and the airport, with a bus stop only steps away. No condo fees and low-maintenance living make this the perfect choice for first-time buyers, families, or investors.

Step into a bright, open-concept layout with stylish LVP flooring, a sun-filled living room, generous dining area, and a functional kitchen with warm wood cabinetry and ample counter space.

Upstairs features a spacious primary bedroom, two additional bedrooms, and an updated 4-piece bathroom. The lower level offers a large rec room, oversized den for a home office or guest space, and a laundry area with a convenient sink.

Enjoy summer evenings on your private front patio or entertain in the large backyard with a huge deck and green space. Ample parking with a rear pad and lots of street options.

Move-in ready, packed with value, and in a prime location — don't miss out! Book your showing today!

Built in 1992

## Essential Information



MLS® #	A2241101
Price	\$449,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,369
Acres	0.07
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3395 Catalina Boulevard Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y6V2

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	4
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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