

# \$380,000 - 3399 Catalina Boulevard Ne, Calgary

MLS® #A2235665

## \$380,000

3 Bedroom, 2.00 Bathroom, 1,372 sqft  
Residential on 0.07 Acres

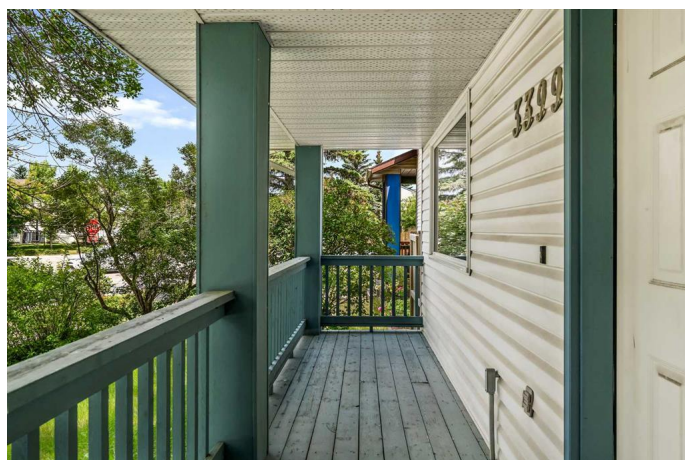
Monterey Park, Calgary, Alberta

Welcome home to 3399 Catalina Blvd! This home makes for the perfect starter property, family home or renovation project. The spacious main level features a living room with large windows allowing lots of natural light, a dining area, and a kitchen with wooden cabinetry and ample counter space. Upstairs you will find a large primary bedroom, two more additional bedrooms and a four piece bathroom with a renovated tub/shower. On the lower level you have a large recreation room, a massive storage area and your washer/dryer. There is plenty of room to enjoy the outside and those warm summer evenings both on your front patio as well as the private backyard that features a massive deck and additional yard space. Ample parking available with a large parking pad as well as lots of street parking.

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2235665  |
| Price          | \$380,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,372     |
| Acres          | 0.07      |



|            |                        |
|------------|------------------------|
| Year Built | 1992                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3399 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 | Laminate Counters, Storage, Vinyl Windows                    |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt                                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                           |
| Foundation        | Poured Concrete                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 4               |
| Zoning         | R-CG            |

### Listing Details

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