

# \$455,000 - 3339 Catalina Boulevard Ne, Calgary

MLS® #A2216521

**\$455,000**

2 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.07 Acres

Monterey Park, Calgary, Alberta

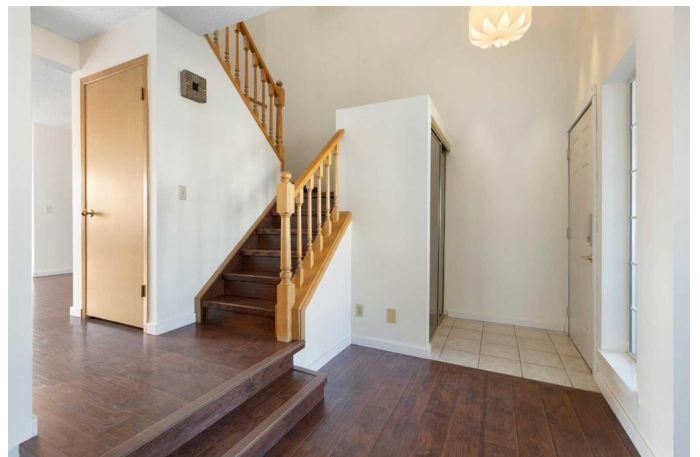
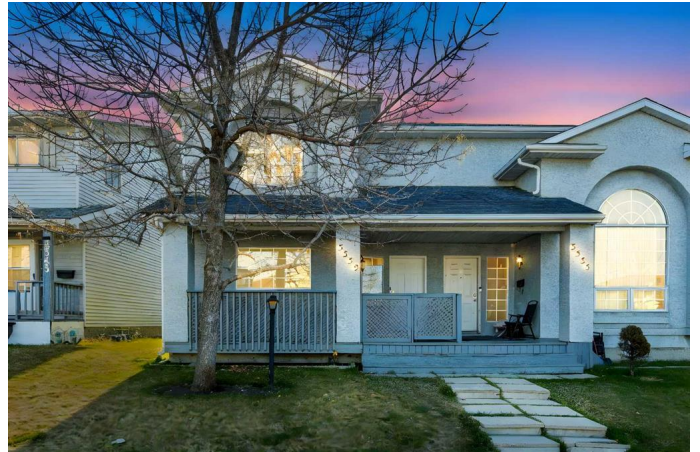
Welcome to your next smart move, whether you're a first-time homebuyer or an investor looking for a property with strong future potential. This well-maintained half duplex, in one of Calgary's most connected communities offers unbeatable value, comfort, and flexibility.

A LOCATION THAT WORKS FOR YOUR LIFESTYLE!!! Ideally situated just minutes from the Calgary International Airport and Stoney Trail, this property offers quick access to major roadways, shopping centers, schools, parks, and walking paths. Whether you're commuting or exploring the city, convenience is always at your doorstep.

MODERN COMFORT & FUNCTIONALITY THROUGHOUT!!! Step inside to a bright and inviting main floor with a spacious living area perfect for relaxing or entertaining. The open dining space flows seamlessly into a well-appointed kitchen with ample cabinetry and modern touches making meal prep both easy and enjoyable. The kitchen has just been painted as well.

The upper level features two generously sized bedrooms, including a standout primary bedroom complete with a walk-in closet and a in-room double jetted tub; a rare find that adds spa-like relaxation to your everyday routine.

Downstairs, discover a basement den perfect



for a home office, media room, guest area, or future development. It also has an open rec room for added convenience and entertainment, this space offers incredible flexibility and the potential for an additional bathroom.

**PRIVATE BACKYARD OASIS!!!** Enjoy your own fully fenced backyard with a large deck ideal for BBQs, gardening, or simply unwinding outdoors. Located steps from lush greenspaces and walking paths, this beautiful home blends indoor comfort with outdoor freedom.

### HIGHLIGHTS YOU'LL LOVE:

- Large lot with private fenced yard and deck
- Double jetted tub + walk-in closet in the primary bedroom
- Quiet, family-friendly neighbourhood
- Move-in ready with future development potential
- Freshly painted

Whether you're looking to settle in or invest in Calgary's growing real estate market, this home offers the perfect blend of move-in readiness, future flexibility, and prime location.

Don't miss your chance to own this versatile gem; schedule your showing today!

Built in 1992

### Essential Information

MLS® #	A2216521
Price	\$455,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1

Half Baths	2
Square Footage	1,303
Acres	0.07
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **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, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 30th, 2025  
Days on Market                61  
Zoning                              R-CG

**Listing Details**

Listing Office                    First Place Realty

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