

\$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
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.