

# \$439,000 - 4249 Catalina Boulevard Ne, Calgary

MLS® #A2219298

**\$439,000**

2 Bedroom, 1.00 Bathroom, 684 sqft

Residential on 0.07 Acres

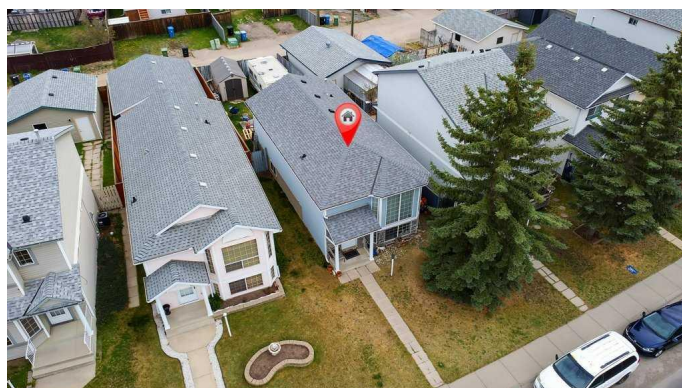
Monterey Park, Calgary, Alberta

BI-LEVEL DEVELOPED WITH A LOFT and LARGE windows that allow for tons of natural light. Property is located in the desirable community of Monterey Park. Perfect for a first time home buyer or a great rental property for investors. Over 1000 square feet of living space with 2 bedrooms upstairs and a living space downstairs. Functional plan with welcoming tall ceilings and huge windows for natural light. Kitchen is conveniently spacious with tons of cabinets and good counter space. Main level can easily be accessed through side stairs and a side door making entry and exit a breeze. You will find the master bedroom and two other good size bedrooms on the main level. Spacious Basement is developed. In the rear you will find a great parking pad for all toys. Excellent location. Close to transit, parks, schools, daycare and accessible to major roads. A must see! Do not delay, schedule your viewing now!

Built in 1995

## Essential Information

MLS® #	A2219298
Price	\$439,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	684
Acres	0.07



Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4249 Catalina Boulevard Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6Y5

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	34
Zoning	RC1

**Listing Details**

Listing Office                      eXp Realty

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