

# \$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	9
Zoning	R-CG

### Listing Details

Listing Office

eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.