

# \$459,900 - 3315 Catalina Boulevard Ne, Calgary

MLS® #A2259986

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.06 Acres

Monterey Park, Calgary, Alberta

Step into this great family home. With 3 bedrooms up and 1,330 square feet of living space above grade there is lots of room! Bright kitchen with newer, stainless steel appliances (bought in 2023). The mostly finished basement includes a large family room, an office space, 3 piece bath and laundry space. There is a covered porch on the front of this home, fairly private from the street, thanks to the large pine tree in front of it. A large back deck makes entertaining easy. Large storage shed included for all that extra stuff you have. Plenty of off street parking behind. Easy access to city pathway system and super close to the Monterey Park Wetland area. 2 playgrounds are within an easy walk. Washer and dryer are in the basement and are included with the sale. Best of all, no condo fees!!

Built in 1991

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259986  |
| Price          | \$459,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,330     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 1991                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3315 Catalina Boulevard Ne |
| Subdivision | Monterey Park              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T1Y 6T8                    |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Alley Access, Off Street, Tandem |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Wood Burning                                                              |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Partially Finished                                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 26th, 2025 |
|-------------|----------------------|

|                |      |
|----------------|------|
| Days on Market | 24   |
| Zoning         | R-CG |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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