

**3339 Catalina Boulevard NE**  
**Calgary, Alberta**

**MLS # A2216521**



**\$469,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Off Street, Parking Pad, RV Gated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Ceiling Fans (as is), Shed (as is), Upright Freezer (as is)

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!