

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

MLS® #A2219298

**\$439,000**

2 Bedroom, 1.00 Bathroom, 684 sqft

Residential on 0.07 Acres

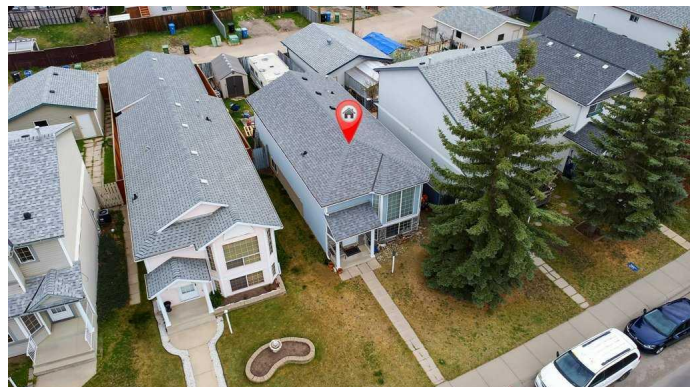
Monterey Park, Calgary, Alberta

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 |
| Zoning      | RC1           |

### Listing Details

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