

\$449,900 - 3315 Catalina Boulevard Ne, Calgary

MLS® #A2259986

\$449,900

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	\$449,900
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	Off Street, Alley Access, 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

Exterior

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

Additional Information

Date Listed	September 26th, 2025
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Days on Market	40
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
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