



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3850 Catalina Boulevard NE
Calgary, Alberta

MLS # A2310661



\$470,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,565 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Irregular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

MOTIVATED SELLERS!!! This home has lots of potential and is located in a quiet, family-friendly community. Spacious, bright, and welcoming, it offers a functional layout perfect for families or first-time buyers. The primary bedroom features a convenient 2-piece ensuite, along with two additional good-sized bedrooms and a full bathroom upstairs. The main floor includes a 2-piece powder room, while the basement offers an extra room for added flexibility. Enjoy the outdoor deck and detached garage, providing great space for relaxation and storage. Come and see while its available