



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3722 Catalina Boulevard
Calgary, Alberta

MLS # A2332839



\$449,999

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	962 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Off Street, Overs		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

*****ATTENTION INVESTORS & HOME BUYERS!***** Don't miss this incredible opportunity to own a property with outstanding value and future potential! This spacious home features 3 generous bedrooms, including a primary bedroom with a 4-piece ensuite, along with 2 full bathrooms and 1 convenient half bath. The half bath also offers additional built-in cupboards for extra storage. You'll love the ****bright open-concept layout****, ****vaulted ceilings****, and the large ****front bay window**** overlooking a beautiful park—an ideal setting for families. The home also offers front and rear closets, providing plenty of storage throughout. The spacious kitchen includes a breakfast bar, dining area, abundant counter space, and all appliances are included. The main floor offers a functional layout with a ****living room, dining room, and family room****, making it perfect for everyday living and entertaining. Step outside to a ****large raised deck****, ideal for summer BBQs, and enjoy the convenience of a ****finished, freshly painted House with double detached garage**** with paved back alley access. A poured concrete walkway provides easy access from the front to the backyard. The lower-level bedrooms stay naturally cool in the summer and warm in the winter, adding year-round comfort. ****Investor Alert:**** This property offers excellent potential to ****reconfigure or renovate the floor plan****, creating significant added value and strong future resale potential. Located close to ****public transit, schools, parks, and shopping****, this home combines a fantastic location with endless possibilities. ****Don't miss your chance—opportunities like this don't last long! Schedule your private showing today before it's gone.****