



GRASSROOTS
REALTY GROUP

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3850 Catalina Boulevard NE
Calgary, Alberta

MLS # A2335304



\$468,000

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
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Welcome to this bright, spacious, and inviting home nestled in a quiet, family-friendly community. Offering a functional layout with plenty of room to grow, this property is an excellent opportunity for first-time buyers, growing families, or anyone looking to add their personal touch. The upper level features a generous primary bedroom with a convenient 2-piece ensuite, along with two additional well-sized bedrooms and a full bathroom. On the main floor, you'll find a comfortable living space, a convenient 2-piece powder room, and a layout designed for everyday living and entertaining. The basement includes a versatile additional room that can be used as a home office, gym, hobby room, or extra living space to suit your needs. Step outside to enjoy the private deck, perfect for relaxing or hosting summer gatherings, while the detached garage provides added convenience, storage, and parking. With motivated sellers and endless potential, this is a fantastic opportunity to own a home in a desirable neighborhood. Don't miss your chance—book your showing today while it's still available!