

**4249 Catalina Boulevard NE
Calgary, Alberta**

MLS # A2219298



\$439,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	684 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: None

AFFORDABLE BI-LEVEL WITH LOFT | FULLY DEVELOPED | PRIME LOCATION IN MONTEREY PARK Ready to move in or rent out! This bright and spacious bi-level home with a unique loft design offers over 1,000 sq. ft. of living space, ideal for first-time buyers or savvy investors looking for strong rental potential. Key Features: 2 bedrooms on the upper level + developed basement with additional living space Soaring ceilings and large windows flood the home with natural light Spacious kitchen with ample cabinet space and great countertop layout Private side entry with easy access via side stairs & perfect for separate living areas Huge master bedroom plus two more well-sized bedrooms Fully finished basement for added functionality or rental income Rear parking pad with plenty of room for vehicles or recreational toys Excellent Location: Walk to parks, schools, daycare, and transit Quick access to major routes like 16 Ave and Stoney Trail Whether you're looking for your first home or a great investment, this home delivers value, space, and potential. Priced to Sell & Book Your Showing Today Before It's Gone!