



**GRASSROOTS**  
REALTY GROUP

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**3315 Catalina Boulevard NE**  
**Calgary, Alberta**

**MLS # A2259986**



**\$459,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Tandem		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** New furnace, not installed. In house, next to existing furnace.

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.