



**3710 Catalina Boulevard NE  
Calgary, Alberta**

**MLS # A2290955**



**\$500,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,029 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Ceiling	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** none

Welcome to this well-maintained 3-LEVEL SPLIT HOME located in a desirable neighborhood and FACING A BEAUTIFUL PARK, offering both comfort and convenience. The MAIN LEVEL features a bright and inviting LIVING ROOM WITH A LARGE WINDOW, allowing plenty of natural light to fill the space. The KITCHEN AND DINING AREA are thoughtfully laid out and come equipped with STAINLESS STEEL APPLIANCES, making it ideal for both everyday living and entertaining. The UPPER LEVEL offers 3 SPACIOUS BEDROOMS and a FULL BATHROOM, providing a functional and comfortable layout for families. The BASEMENT FEATURES AN ILLEGAL SUITE with its OWN SEPARATE ENTRANCE AND KITCHEN, offering great potential for extended family living or additional rental income (subject to city approvals and bylaws). Outside, the property includes a REAR DOUBLE GARAGE providing ample parking and storage. Enjoy the convenience of being DIRECTLY ACROSS FROM A PARK and CLOSE TO SCHOOLS, TRANSIT, SHOPPING, PLAYGROUNDS, AND ALL MAJOR AMENITIES in this mature and well-developed community. A fantastic opportunity for both homeowners and investors!