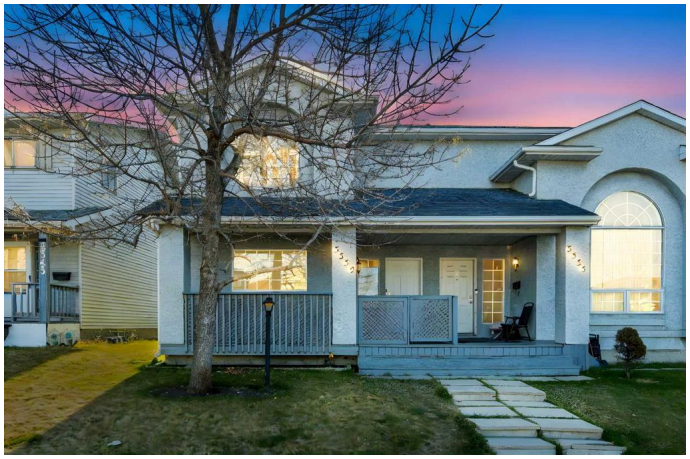
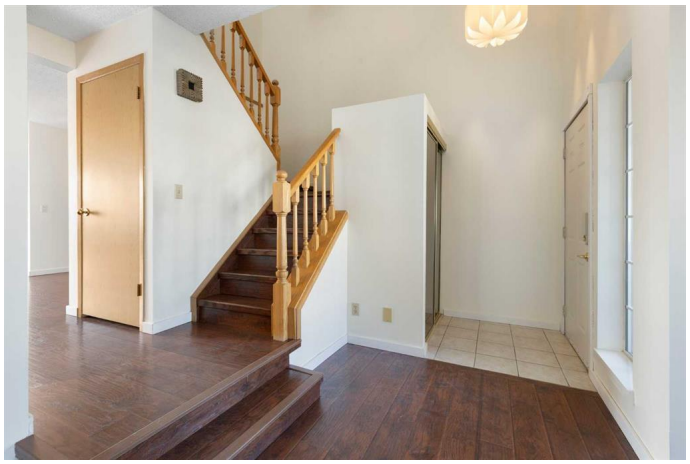
$469,900 - 3339 Catalina Boulevard Ne, Calgary

MLS® #A2216521

$469,900
3 Bedroom, 3.00 Bathroom, 1,303 sqft
Residential on 0.07 Acres





Monterey Park, Calgary, Alberta

Welcome to your next smart move, whether youâ€™re a first-time homebuyer or an investor looking for a property with strong future potential. This well-maintained half duplex, in one of Calgaryâ€™s most connected communities offers unbeatable value, comfort, and flexibility.

A LOCATION THAT WORKS FOR YOUR LIFESTYLE!!! Ideally situated just minutes from the Calgary International Airport and Stoney Trail, this property offers quick access to major roadways, shopping centers, schools, parks, and walking paths. Whether youâ€™re commuting or exploring the city, convenience is always at your doorstep.

MODERN COMFORT & FUNCTIONALITY THROUGHOUT!!! Step inside to a bright and inviting main floor with a spacious living area perfect for relaxing or entertaining. The open dining space flows seamlessly into a well-appointed kitchen with ample cabinetry and modern touches making meal prep both easy and enjoyable. The kitchen has just been painted as well.

The upper level features two generously sized bedrooms, including a standout primary bedroom complete with a walk-in closet and a in-room double jetted tub; a rare find that adds spa-like relaxation to your everyday routine.

Downstairs, discover a basement den perfect

for a home office, media room, guest area, or future development. It also has an open rec room for added convenience and entertainment, this space offers incredible flexibility and the potential for an additional bathroom.

PRIVATE BACKYARD OASIS!!! Enjoy your own fully fenced backyard with a large deck ideal for BBQs, gardening, or simply unwinding outdoors. Located steps from lush greenspaces and walking paths, this beautiful home blends indoor comfort with outdoor freedom.

HIGHLIGHTS YOUâ€™LL LOVE:

-Large lot with private fenced yard and deck
-Double jetted tub + walk-in closet in the primary bedroom
-Quiet, family-friendly neighbourhood
-Move-in ready with future development potential
-Freshly painted

Whether youâ€™re looking to settle in or invest in Calgaryâ€™s growing real estate market, this home offers the perfect blend of move-in readiness, future flexibility, and prime location.

Donâ€™t miss your chance to own this versatile gem; schedule your showing today!

Built in 1992

Essential Information

MLS® #	A2216521
Price	$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1

Half Baths	2
Square Footage	1,303
Acres	0.07
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3339 Catalina Boulevard Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6T9

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Gated

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco, Wood Frame, Wood Siding

Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	First Place Realty

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