3538 Catalina Boulevard NE

Calgary | Active | MLS® A2359423

$450,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1993**	**1,285 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

A home with plenty of possibilities! Located in the established community of Monterey Park, this property is a great opportunity to get into the market, update at your own pace, and create a space that suits your style. This well maintained two storey home offers 1,285 sq. ft. above grade of comfortable living space, with 3 bedrooms above grade and 2 full bathrooms and a half bath on the main floor. There have been several updates throughout, including fresh paint, new blinds, a newer furnace and thermostat, a newer roof, and a brand new hot water tank. The home also features vinyl windows, ceiling fans, space for extra storage, and central air conditioning to keep you comfortable year round.

The finished basement offers additional living space, with laundry conveniently located downstairs. Step outside and enjoy the front porch/deck, along with a good sized backyard and back lane access. The parking pad can accommodate your vehicles, which is always a bonus!

Whether you're an investor looking for your next opportunity, a renovator looking for your next investment or simply a buyer who wants to take on renovations over time and make the home their own, there's plenty of potential here. Located in the established community of Monterey Park, you're close to parks, playgrounds, schools, shopping, and walking and biking paths. A great opportunity to get into an established Calgary community and make this home your own!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359423
Bedrooms	3
Bathrooms	3
Year Built	1993
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,285 sq. ft.
Acreage:	No
Lot Area:	3,250 sq. ft.
Lot Frontage:	29'10"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1993 (Age: 33)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	9112480
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	Central Air

Fireplaces:	1
Fireplace Details:	Electric, Gas
Garage:	No
Parking:	Alley Access, Owned, Parking Pad, Rear Drive
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Monterey Park
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 11'2" × 8'11" ·
Main Floor	Kitchen · 15'6" × 13'2" ·
Main Floor	Living Room · 17'5" × 12'5" ·
2nd Floor	Bedroom · 11'5" × 9'3" ·
2nd Floor	Bedroom · 11'8" × 9'4" ·
2nd Floor	Bedroom - Primary · 14' × 13'8" ·
Basement	Den · 8'6" × 7'8" ·
Basement	Family Room · 17'9" × 14'11" ·
Basement	Furnace/Utility Room · 8'11" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows

Exterior Features:	BBQ gas line, Fire Pit, Outdoor Grill, Private Yard, Storage
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Gentle Sloping, Interior Lot, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3538-catalina-boulevard-ne-calgary-a2359423/

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