



3339 Catalina Boulevard Calgary Alberta

\$455,000

BACK ON MARKET DUE TO FINANCING, PLEASE MAKE SURE YOU ARE APPROVED BEFORE WRITING AN OFFER!!! Welcome to your next smart move, whether you're a first-time homebuyer or an investor looking for a property with strong future potential. This well-maintained half duplex, in one of Calgary'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 you'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 YOU'LL LOVE:- Large lot with private fenced yard and deck- Double jetted tub + walk-in closet in the p...

1pc Bathroom 5.08 Ft x 5.83 Ft

4pc Bathroom 7.83 Ft x 5.17 Ft

Bedroom 11.83 Ft x 11.08 Ft

Primary Bedroom 14.00 Ft x 12.58 Ft

Den 10.75 Ft x 10.33 Ft

Furnace 20.67 Ft x 9.25 Ft

2pc Bathroom 4.92 Ft x 4.75 Ft

Dining room 5.33 Ft x 10.00 Ft

Family room 13.75 Ft x 11.83 Ft

Kitchen 13.75 Ft x 13.08 Ft

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Listing Presented By:



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(CENTRAL)**

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Recreational, Games room 18.17 Ft x 16.17 Ft

Living room 14.75 Ft x 12.33 Ft