4249 Catalina Boulevard Calgary Alberta
$439,000

AFFORDABLE BI-LEVEL WITH LOFT | FULLY DEVELOPED | PRIME LOCATION IN MONTEREY PARKReady to move in or rent out! This bright and spacious bi-level home with a unique loft design offers over 1,000 sq. ft. of living space, ideal for first-time buyers or savvy investors looking for strong rental potential.Key Features:2 bedrooms on the upper level + developed basement with additional living spaceSoaring ceilings and large windows flood the home with natural lightSpacious kitchen with ample cabinet space and great countertop layoutPrivate side entry with easy access via side stairs - perfect for separate living areasHuge master bedroom plus two more well-sized bedroomsFully finished basement for added functionality or rental incomeRear parking pad with plenty of room for vehicles or recreational toysExcellent Location:Walk to parks, schools, daycare, and transitQuick access to major routes like 16 Ave and Stoney TrailWhether you're looking for your first home or a great investment, this home delivers value, space, and potential.Priced to Sell - Book Your Showing Today Before It's Gone! (id:6769)

Living room	17.92 Ft x 22.67 Ft	Dining room	11.92 Ft x 13.67 Ft
Furnace	17.92 Ft x 18.33 Ft	Foyer	8.17 Ft x 8.67 Ft
4pc Bathroom	4.92 Ft x 8.00 Ft	Kitchen	7.08 Ft x 11.17 Ft
Bedroom	8.42 Ft x 11.58 Ft	Primary Bedroom	10.25 Ft x 13.08 Ft

Listing Presented By:

Originally Listed by:
eXp Realty

Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca