

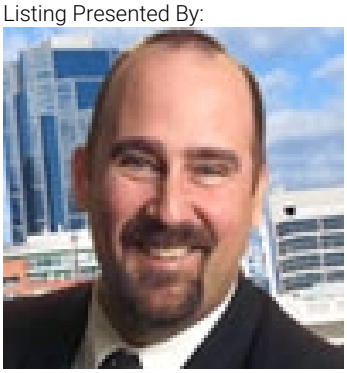
3538 Catalina Boulevard Calgary Alberta

$450,000

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! (id:6769)

4pc Bathroom 4.92 Ft x 7.83 Ft
Bedroom 9.25 Ft x 11.42 Ft
Bedroom 9.33 Ft x 11.67 Ft
Primary Bedroom 13.67 Ft x 14.00 Ft
3pc Bathroom 8.25 Ft x 5.75 Ft
Den 7.67 Ft x 8.50 Ft
Family room 17.75 Ft x 14.92 Ft
Furnace 8.92 Ft x 8.83 Ft
2pc Bathroom 4.92 Ft x 4.58 Ft
Dining room 11.17 Ft x 8.92 Ft
Kitchen 13.17 Ft x 15.50 Ft
Living room 12.42 Ft x 17.42 Ft

Listing Presented By:



Originally Listed by:
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