

# \$439,000 - 4249 Catalina Boulevard Ne, Calgary

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MLS® #A2219298

**\$439,000**

2 Bedroom, 1.00 Bathroom, 684 sqft

Residential on 0.07 Acres

Monterey Park, Calgary, Alberta

**AFFORDABLE BI-LEVEL WITH LOFT |  
FULLY DEVELOPED | PRIME LOCATION IN  
MONTEREY PARK**

Ready 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 space

Soaring ceilings and large windows flood the home with natural light

Spacious kitchen with ample cabinet space and great countertop layout

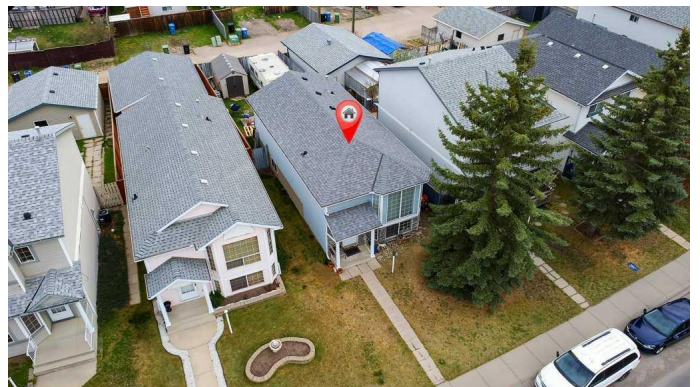
Private side entry with easy access via side stairs – perfect for separate living areas

Huge master bedroom plus two more well-sized bedrooms

Fully finished basement for added functionality or rental income

Rear parking pad with plenty of room for vehicles or recreational toys

Excellent Location:



Walk to parks, schools, daycare, and transit

Quick access to major routes like 16 Ave and Stoney Trail

Whether 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!

Built in 1995

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219298    |
| Price          | \$439,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 684         |
| Acres          | 0.07        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4249 Catalina Boulevard Ne |
| Subdivision | Monterey Park              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T1Y 6Y5                    |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Laminate Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings         |
| Heating           | Natural Gas, Central  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Private |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stone, Vinyl Siding                                   |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 59            |
| Zoning         | RC1           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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