

# \$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

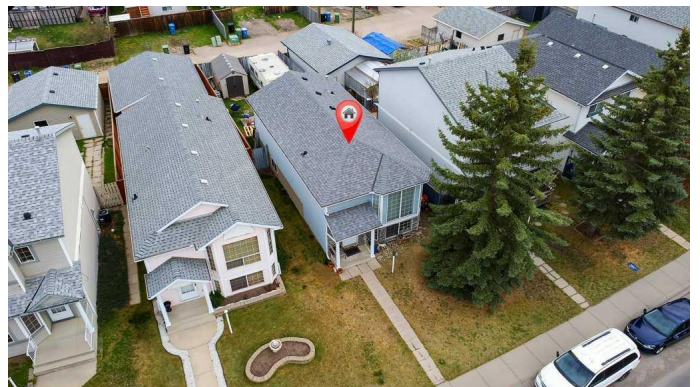
Private side entry with easy access via side stairs – perfect for separate living areas

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	82
Zoning	RC1

## Listing Details

Listing Office	eXp Realty
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