



\$172,500

**6626 EAST CALLE ALEGRIA, TUCSON, AZ
85715, USA**

<https://rehomes.us>

Great opportunity for first time home buyer or investor. Priced for quick sale. This unit is 2 bedrooms, 1 bath, roomy living area including a dining area and kitchen with lots of cabinets, pantry, built in microwave, newer appliances, refrigerator included. The unit is close to 1 of 2 community pools and boasts mountain views. [...]

- 2 beds
- 1.00 bath
- Condominium
- Residential
- Active



Shawn Edgar

Basics



Category: Residential
Status: Active
Bathrooms: 1.00 bath
Year built: 1972
Days On Market: 5
County: Pima
Lot Acres: 0.01 acres
Lot Dimensions: Unknown
View: None

Type: Condominium
Bedrooms: 2 beds
Lot size: 436.00 sq ft
MLS #: 22324327
Bathrooms Full: 1
List Number Main: 22324327
Municipality/Zoning: Tucson - R3
Township: 14

Description

Legal Description: Monte Catalina Estates PCL 138C Monte Catalina Estates Lots 1 & 2, 5 & 6, 8 & 9

Rooms

Sauna Level: TUSD
Kitchen Features: Countertops: Tile
Extra Room: None

Laundry Level: Community
Dining Areas: Breakfast Bar
Kitchen Features: Dishwasher, Garbage Disposal, Refrigerator

Building Details

Lot Features: Subdivided
of Carport Spaces: 1.00
Basement: No
Main House SqFt: 934.00 sq ft
Stories: Two
Fence: None

Garage/Carport Feat: Attached Garage/Carport
Floor covering: Concrete, Laminate
Construction: Burnt Adobe
of Garage Spaces: 0.00
Style: Contemporary
Construction Status: Existing



Miscellaneous

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Subdivision Name: Monte Catalina Estates (1-10)

Landscape - Front: Other: Grass

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: None

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: 520-849-7354

Accessibility Option: None

Section: 6

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Built-Up - Reflect, Cable TV

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: The Meadows

Home Protection: Offered: Yes

Assessments: \$9,209

Community: None

Tax Code: 133-42-5510

Property Disclosures: Insurance Claims History Report, Lead-Based Paint, Military Airport Vcty, Public Airport Vcty, Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash, Conventional, FHA

Listing Office

ListingOfficeName: OMNI Homes International

Listing Office Address: 1050 E River Rd No. 302, Tucson, AZ 85718

Listing Member Phone: (520) 403-7268

Listing Office Phone: (520) 275-4077

Listing Office Url: <http://omnihomesinternational.com>



Units Information

Unit Level: 2

Amenities & Features

Exterior Features: None	Sewer: Connected
Neighborhood Feature: Pool	Primary Bathroom Features: Shower & Tub
Fireplace Location: Other: None	Pool: Conventional: No
Assoc Amenities: Laundry,Pool	Fireplace: None
Main Cooling: Central Air	Main Heating: Forced Air,Natural Gas
Patio/Deck: None	Pool: None
Security: None	Spa: None, None
Water: City	Water Heater: Natural Gas
Window Covering: Stay	Gas: Natural
Guest Facilities: None	

Nearby Schools

High School: Sabino	Middle School: Booth-Fickett Math/Science Magnet
Elementary School: Hudlow	

Fees and Taxes

Tax Year: 2023	Assoc Fees Includes: Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Pest Control,Roof Repair,Roof Replacement,Street Maint
Association & Fees: HOA Amt (Monthly): \$286	Association & Fees: HOA Payment Frequency: Monthly

