



**\$195,000**

**6641 EAST CALLE ALEGRIA, TUCSON, AZ  
85715, USA**

<https://rehomes.us>

This upstairs townhome in The Meadows offers stunning mountain views. The home has been updated with newer flooring, paint, countertops, and appliances. It features an open floor plan with two bedrooms and one bathroom. Enjoy the benefit of newer dual-pane windows and a recently upgraded HVAC system. Carport parking is available beneath the unit. The Meadows [...]

- 2 beds
- 1.00 bath
- Townhouse
- Residential
- Active



**James Moyer**

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## Basics



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 1.00 bath  
**Year built:** 1972  
**Days On Market:** 10  
**County:** Pima  
**Lot Acres:** 0.01 acres  
**Lot Dimensions:** Irregular  
**View:** Mountains

**Type:** Townhouse  
**Bedrooms:** 2 beds  
**Lot size:** 530.00 sq ft  
**MLS #:** 22417392  
**Bathrooms Full:** 1  
**List Number Main:** 22417392  
**Municipality/Zoning:** Tucson - R3  
**Township:** 14

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## Description

**Legal Description:** MONTE CATALINA ESTATES PARCEL 16D LOT 2

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## Rooms

**Sauna Level:** TUSD  
**Kitchen Features:** Appliance  
**Color:** White  
**Dining Areas:** Breakfast Nook  
**Extra Room:** None  
**Kitchen Features:** Dishwasher,Electric Range,Refrigerator

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## Building Details

**Lot Features:** Adjacent to Alley,North/South Exposure  
**# of Carport Spaces:** 1.00  
**Garage/Carport Feat:** Attached Garage/Carport,Separate Storage Area  
**Floor covering:** Laminate  
**Basement:** No  
**Construction:** Frame - Stucco  
**Main House SqFt:** 835.00 sq ft  
**# of Garage Spaces:** 0.00  
**Stories:** Two  
**Style:** Contemporary  
**Fence:** None  
**Construction Status:** Existing



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## 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:** Decorative Gravel,Grass

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

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

**Accessibility Option:** None

**Section:** 6

**Attribution Contact:** 480-861-4328

**Tax Code:** 133-42-0640

**Property Disclosures:** Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:**  
Decorative Gravel

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:**  
The Meadows HOA

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Shingle, Cable TV,High Speed Internet,Smart Thermostat

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## Listing Office

**ListingOfficeName:** Moyer Realty Services

**Listing Office Address:** 5101 S Greenway Dr, Tucson, AZ 85706

**Listing Office Phone:** (480) 861-4328

**Listing Member Phone:** (480) 861-4328

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## Units Information



Unit Level: 2

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows

Sewer: Connected

Primary Bathroom Features: Shower & Tub

Pool: Conventional: No

Laundry: Laundry Room

Main Cooling: Central Air

Patio/Deck: Balcony

Spa: None, None

Water Heater: Electric

Gas: Natural

Exterior Features: None

Neighborhood Feature: Paved Street,Pool

Fireplace Location: Other: None

Assoc Amenities: Pool

Fireplace: None

Main Heating: Gas Pac

Security: Wrought Iron Security Door

Water: City

Window Covering: Stay

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,Garbage Collection,Roof Repair,Roof Replacement,Sewer,Water

Association & Fees:  
HOA Amt (Monthly):  
\$314.75

Association & Fees: HOA Payment Frequency: Monthly

