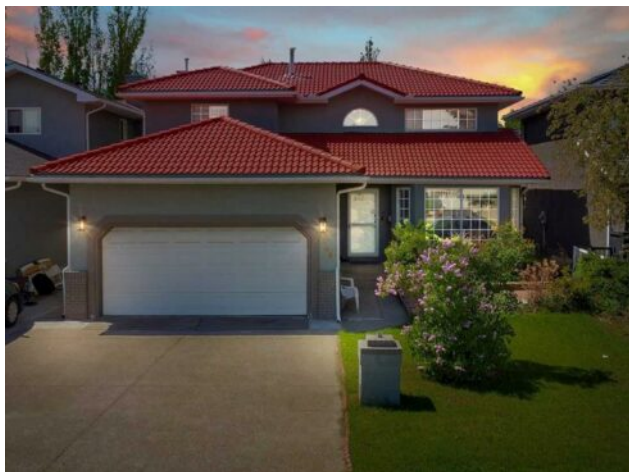


7140 California Boulevard NE
Calgary, Alberta

MLS # A2225496



\$730,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,201 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air

Floors: Ceramic Tile, Hardwood

Roof: Clay Tile

Basement: Full, Unfinished

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Chandelier, Granite Counters, No Smoking Home, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Garage Fridge

Welcome to this spacious and meticulously maintained home nestled in the heart of Monterey Park! Boasting 4 generous bedrooms and 3 full bathrooms, this property is perfect for growing families or anyone looking for extra space and comfort. Step inside to find rich upgraded hardwood floors and elegant granite countertops that add a touch of luxury throughout the main living areas. The open-concept layout offers seamless flow between the kitchen, dining, and living spaces – ideal for entertaining guests or relaxing with family. Stay cool during Calgary’s warm summers with the built-in air conditioning system, ensuring year-round comfort. Outside, the backyard is fully finished with poured concrete, providing a low-maintenance outdoor space perfect for BBQs and gatherings. Plus, RV parking offers convenience for adventurers or extra vehicle space. Located in a quiet, well-established community, close to parks, schools, shopping, and transit this home truly checks all the boxes! Don’t miss your chance to own this turnkey gem in Monterey Park. Book your private showing today!