

# **\$710,000 - 7140 California Boulevard Ne, Calgary**

MLS® #A2252768

**\$710,000**

4 Bedroom, 3.00 Bathroom, 2,188 sqft

Residential on 0.12 Acres

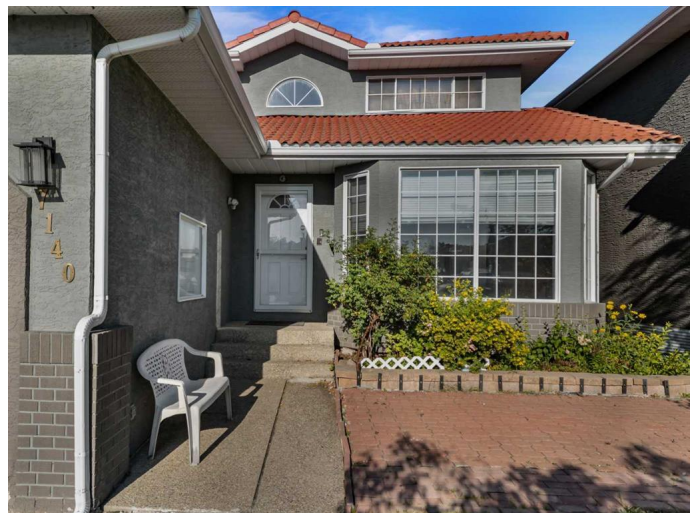
Monterey Park, Calgary, Alberta

Welcome to this BEAUTIFULLY MAINTAINED AND SPACIOUS HOME located in the vibrant and family-friendly community of MONTEREY PARK! Thoughtfully designed and meticulously cared for, this property offers a perfect blend of COMFORT, STYLE, AND FUNCTIONALITY for families of all sizes.

Featuring 4 GENEROUSLY SIZED BEDROOMS and 3 FULL BATHROOMS, this home provides ample living space for growing families or those who value extra room for guests, a home office, or hobbies. As you step inside, you'll immediately notice the RICH UPGRADED HARDWOOD FLOORING and ELEGANT GRANITE COUNTERTOPS, which create a warm and luxurious atmosphere throughout the main living areas.

The OPEN-CONCEPT LAYOUT seamlessly connects the KITCHEN, DINING, AND LIVING SPACES, making it ideal for hosting gatherings or simply enjoying quality time with loved ones. The kitchen is both stylish and practical, with plenty of workspace for cooking and entertaining. Large windows invite natural light to flood the home, enhancing its inviting and welcoming feel.

Comfort is a priority here, with CENTRAL AIR CONDITIONING ensuring you stay cool and relaxed during Calgary's warm summer months, while efficient heating keeps you cozy through the winter.



Step outside and discover a FULLY FINISHED BACKYARD WITH POURED CONCRETE, designed for LOW-MAINTENANCE LIVING so you can spend more time enjoying and less time working. This versatile outdoor space is perfect for BBQs, summer evenings with friends, or simply relaxing in privacy. For added convenience, there is RV PARKING, making it easy to store recreational vehicles or provide extra parking for guests.

Nestled in a QUIET AND WELL-ESTABLISHED NEIGHBORHOOD, this home offers easy access to PARKS, SCHOOLS, SHOPPING, RESTAURANTS, AND PUBLIC TRANSIT, making it a highly desirable location for families and professionals alike.

This property truly checks all the boxes—MOVE-IN READY, SPACIOUS, STYLISH, AND IDEALLY LOCATED.

Built in 1991

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252768    |
| Price          | \$710,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,188       |
| Acres          | 0.12        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 7140 California Boulevard Ne |
| Subdivision | Monterey Park                |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T1Y 6S9                      |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2                                         |

### **Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Granite Counters, No Smoking Home, Walk-In Closet(s)                                |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Electric                                                                                                        |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Yard, Front Yard, Garden, Gazebo, Paved |
| Roof              | Clay Tile                                    |
| Construction      | Stucco, Wood Frame                           |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 4                   |
| Zoning         | R-CG                |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.