

# \$759,000 - 7189 California Boulevard Ne, Calgary

MLS® #A2208529

## \$759,000

4 Bedroom, 3.00 Bathroom, 2,200 sqft  
Residential on 0.12 Acres

Monterey Park, Calgary, Alberta

Original owners since the day the house was built. Beautiful, nice, clean and well maintained home with double attached garage, 4 bedrooms on the 2nd floor, den and big family room on the main floor, bright skylight on the 2nd floor main bathroom. Kitchen is fully equipped with beautiful oak cabinets, corner pantry, island and spacious eating area. The prime bedroom has a walk-in closet and 4pc bath ensuite with jetted tub and a separate standing shower. Concrete paving for extra parking inside the fully fenced back yard. Close to school and bus. Vacant for quick possession.

Built in 1993

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208529    |
| Price          | \$759,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,200       |
| Acres          | 0.12        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 7189 California Boulevard Ne |
| Subdivision | Monterey Park                |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T1Y 6X8                      |

## Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                        |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, RV Access/Parking, Alley Access |
| # of Garages   | 2                                                                                        |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s) |
| Appliances        | Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                            |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Family Room, Wood Burning, Brick Facing                                          |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished                                                                 |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Clay Tile                                         |
| Construction      | Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 19              |
| Zoning         | R-CG            |

## Listing Details

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