

7103 California Boulevard NE
Calgary, Alberta

MLS # A2220017

\$799,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,153 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

RARE FIND! Triple Garage & Spacious Family Home with Sunroom in Monterey Park Discover this exceptional 4+1 bedroom home featuring a rare triple garage and a fully finished basement. With an upgraded clay tile roof and hardwood floors throughout the main level and staircase, this home blends style with practicality. The inviting main floor offers a bright living and dining room combo, seamlessly connected to a large family room with a beautiful oak built-in wall unit and a cozy brick-accented wood-burning fireplace. The well-appointed kitchen is perfect for culinary enthusiasts, featuring granite countertops, ample cabinetry, a walk-in pantry, and a sunny breakfast nook that opens to a spacious sunroom—ideal for relaxing or entertaining, with direct access to the expansive backyard. Upstairs, you'll find four generous bedrooms, including a primary suite with a sitting area, a jetted soaker tub, and a walk-in closet. The fully finished basement (development completed without permit) includes a large living area, full bathroom, kitchen, and a bedroom—offering flexible space for extended family, guests, or recreation. Situated on an oversized, wide lot with a huge backyard, this home is perfect for families who enjoy outdoor living. Conveniently located close to transit and just minutes from schools, parks, and all major amenities.