

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

MLS® #A2252768

\$710,000

4 Bedroom, 3.00 Bathroom, 2,188 sqft

Residential on 0.12 Acres

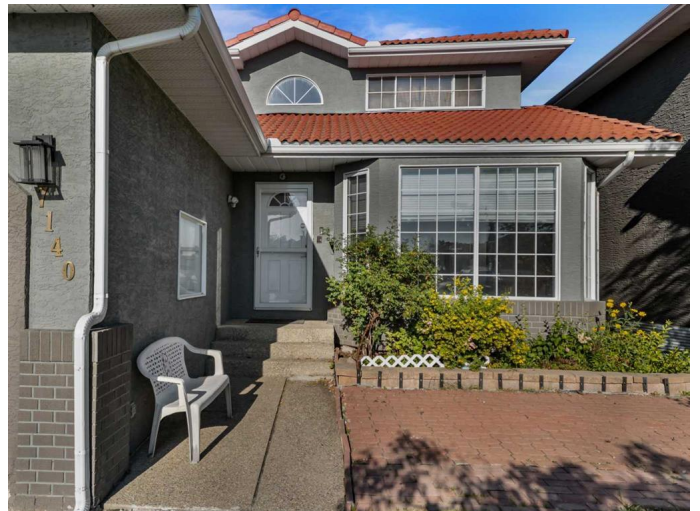
Monterey Park, Calgary, Alberta

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	14
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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