



**7115 California Boulevard NE
Calgary, Alberta**

MLS # A2135386



\$648,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Animal Home, No Smoking Home		

Inclusions: None

Gorgeous 2-storey house in the heart of Monterey Park with original owners first time on the market, former show home with crown moldings in living room & dining room, hardwood floors on main floor, 2-pc bathroom and laundry room, bright kitchen with ample cabinets. Large family room has fireplace and built-in bookshelves. Upper floor with large primary bedroom, 5-pc ensuite bathroom and walk-in closet. 2 other good sized bedrooms and a full 4-pc bathroom. Fully developed basement with large 4th bedroom, rec room, a den and a 3-pc bathroom. Large pie-shaped backyard, 13' x 9' deck and central AC to keep the house cool in the summer. Fully fenced and landscaped. Upgrades include - shingles 2021, Lennox furnace 2020, HWT 2013. Close to all amenities, walking distance to Monterey Park Elementary school, McDonald's, CO-OP & other stores. Easy access to 16 Avenue, Stoney Trail, Deerfoot Trail & airport.