



**7189 California Boulevard NE  
Calgary, Alberta**

**MLS # A2208529**



**\$759,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Monterey Park   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,200 sq.ft.  | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Attached, Front Drive, Garage Door Opener, RV |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Rectangular Lot                         |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Clay Tile  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s) |                   |      |

**Inclusions:** None

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.