

# \$730,000 - 7140 California Boulevard Ne, Calgary

---

MLS® #A2225496

**\$730,000**

4 Bedroom, 3.00 Bathroom, 2,201 sqft  
Residential on 0.12 Acres

Monterey Park, Calgary, Alberta

Welcome to this spacious and meticulously maintained home nestled in the heart of Monterey Park! Boasting 4 generous bedrooms and 3 full bathrooms, this property is perfect for growing families or anyone looking for extra space and comfort.

Step inside to find rich upgraded hardwood floors and elegant granite countertops that add a touch of luxury throughout the main living areas. The open-concept layout offers seamless flow between the kitchen, dining, and living spaces â€” ideal for entertaining guests or relaxing with family.

Stay cool during Calgaryâ€™s warm summers with the built-in air conditioning system, ensuring year-round comfort. Outside, the backyard is fully finished with poured concrete, providing a low-maintenance outdoor space perfect for BBQs and gatherings. Plus, RV parking offers convenience for adventurers or extra vehicle space.

Located in a quiet, well-established community, close to parks, schools, shopping, and transit this home truly checks all the boxes!

Donâ€™t miss your chance to own this turnkey gem in Monterey Park. Book your private showing today!

Built in 1991



## Essential Information

MLS® #	A2225496
Price	\$730,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,201
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 Lane, Back Yard, Front Yard
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	59
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.