

# \$1,154,000 - 23 Del Ray Court Ne, Calgary

MLS® #A2213632

**\$1,154,000**

7 Bedroom, 4.00 Bathroom, 2,592 sqft

Residential on 0.17 Acres

Monterey Park, Calgary, Alberta

GENERATIONAL LIVING at its best! Or an INCOME GENERATING MACHINE! This home seriously has it all. LEGAL SUITE with separate entrance. 5 CAR GARAGE, triple detached, drywalled, insulated, heated & 220 VOLT Wiring. Double attached, drywalled & insulated. R.V. PARKING. Full WALKOUT with enclosed SUNROOM. 7 BEDROOMS! 4 upper level, 1 on the main floor, & 2 in the suited basement. Full kitchen up including a separate SPICE KITCHEN with electric range & hood fan. A HUGE covered 33-foot deck with gas line for BBQ. A Massive PIE LOT, Newer ROOF, Newer HOT WATER TANK, TRIPLE PANE LUX Windows, new PEX Piping, & new APPLIANCES, along with many other new updates such as all 4 bathrooms updated, new LIGHTING throughout, new TAPS, HARDWARE, BRAND NEW FLOORING, and QUARTZ COUNTERS. This beautiful 7-bedroom home is truly genuine. All of this, plus it's nestled on a family-friendly quiet cul-de-sac with a HUGE sunny S.W. Backyard in the gorgeous community of Monterey Park. There are all kinds of schools, recreation facilities & shopping nearby, transit is a short walk away. Easy access to all major highways is just a short drive away. Exceptional properties like this rarely come on the market; this one is a true GEM, and possession can be immediate as the home is vacant. Sellers used to have a garden on the west side, as well as R.V. parking in the rear. Seller can have it re-sodded once product becomes available, or



if buyer would like to leave the garden and or R.V area, seller can give a credit for remaining sod.

Built in 1991

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213632    |
| Price          | \$1,154,000 |
| Bedrooms       | 7           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,592       |
| Acres          | 0.17        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 23 Del Ray Court Ne |
| Subdivision | Monterey Park       |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | t1y6v6              |

### Amenities

|                |                                                                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                                               |
| Parking        | Alley Access, Double Garage Attached, Heated Garage, Insulated, Oversized, RV Access/Parking, See Remarks, 220 Volt Wiring, Front Drive, Triple Garage Detached |
| # of Garages   | 5                                                                                                                                                               |

### Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Electric Cooktop |
| Heating         | Forced Air                                                                                                                               |
| Cooling         | None                                                                                                                                     |
| Fireplace       | Yes                                                                                                                                      |
| # of Fireplaces | 2                                                                                                                                        |
| Fireplaces      | Basement, Gas, Living Room                                                                                                               |
| Has Basement    | Yes                                                                                                                                      |
| Basement        | Finished, Full, Suite, Walk-Out                                                                                                          |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Awning(s), Balcony, Private Entrance, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, See Remarks, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Stucco, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 3                |
| Zoning         | R-1              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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