

# \$749,900 - 7103 California Boulevard Ne, Calgary

MLS® #A2220017

**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,153 sqft

Residential on 0.13 Acres

Monterey Park, Calgary, Alberta

**RARE FIND! Triple Garage & Spacious Family Home with Sunroom in Monterey Park**  
Discover this exceptional 4+1 bedroom home featuring a rare triple garage and a fully finished basement. With an upgraded clay tile roof and hardwood floors throughout the main level and staircase, this home blends style with practicality.

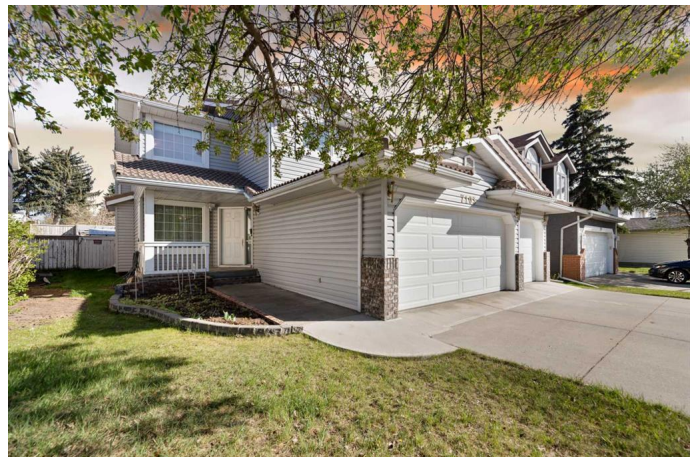
The inviting main floor offers a bright living and dining room combo, seamlessly connected to a large family room with a beautiful oak built-in wall unit and a cozy brick-accented wood-burning fireplace.

The well-appointed kitchen is perfect for culinary enthusiasts, featuring granite countertops, ample cabinetry, a walk-in pantry, and a sunny breakfast nook that opens to a spacious sunroom—ideal for relaxing or entertaining, with direct access to the expansive backyard.

Upstairs, you'll find four generous bedrooms, including a primary suite with a sitting area, a jetted soaker tub, and a walk-in closet.

The fully finished basement (development completed without permit) includes a large living area, full bathroom, kitchen, and a bedroom—offering flexible space for extended family, guests, or recreation.

Situated on an oversized, wide lot with a huge



backyard, this home is perfect for families who enjoy outdoor living. Conveniently located close to transit and just minutes from schools, parks, and all major amenities.

Built in 1991

**Essential Information**

MLS® #	A2220017
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,153
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	7103 California Boulevard Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6V4

**Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	6

**Interior**

Interior Features	See Remarks
Appliances	Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Stove(s)

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Clay Tile
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	105
Zoning	R-CG

### Listing Details

Listing Office	TREC The Real Estate Company
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