

# \$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.

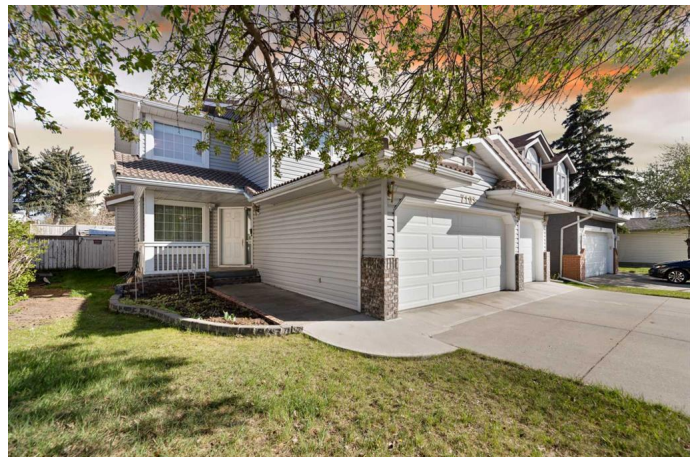
The inviting main floor offers a bright living and dining room combo, seamlessly connected to a large family room with a beautiful oak built-in wall unit and a cozy brick-accented wood-burning fireplace.

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	98
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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.