

# \$799,900 - 7103 California Boulevard Ne, Calgary

MLS® #A2220017

**\$799,900**

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.

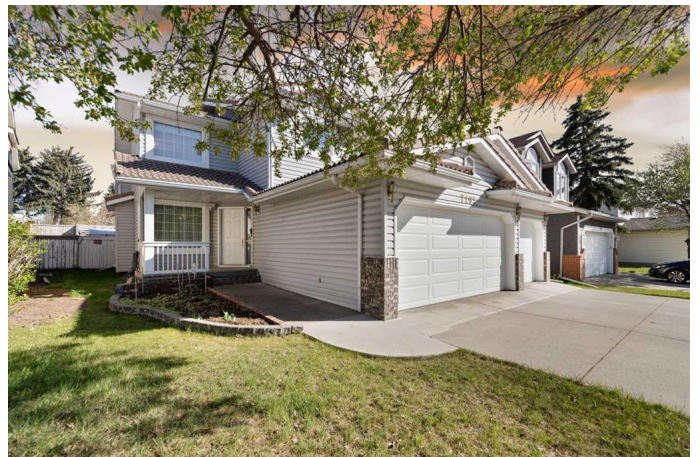
The inviting main floor offers a bright living and dining room combo, seamlessly connected to a large family room with a beautiful oak built-in wall unit and a cozy brick-accented wood-burning fireplace.

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          | \$799,900   |
| 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, Stove(s), Washer, Window Coverings |

|                 |                         |
|-----------------|-------------------------|
| 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 | 26            |
| 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.