



## 7140 California Boulevard Calgary Alberta

\$730,000

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 -- ideal for entertaining guests or relaxing with family. Stay cool during Calgary'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! Don't miss your chance to own this turnkey gem in Monterey Park. Book your private showing today! (id:6769)

3pc Bathroom 9.08 Ft x 4.75 Ft  
4pc Bathroom 11.33 Ft x 12.00 Ft  
Bedroom 10.42 Ft x 9.50 Ft  
Bedroom 12.58 Ft x 10.33 Ft  
Bedroom 10.33 Ft x 9.33 Ft  
Primary Bedroom 11.42 Ft x 16.25 Ft

3pc Bathroom 4.75 Ft x 7.00 Ft  
Breakfast 11.00 Ft x 15.42 Ft  
Dining room 16.08 Ft x 8.00 Ft  
Family room 17.50 Ft x 13.00 Ft  
Kitchen 10.67 Ft x 13.00 Ft  
Living room 14.25 Ft x 13.58 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



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