

**7189 California Boulevard NE
Calgary, Alberta**

MLS # A2208529



\$759,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Front Drive, Garage Door Opener, RV		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Clay Tile

Basement: Full, Unfinished

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Original owners since the day the house was built. Beautiful, nice, clean and well maintained home with double attached garage, 4 bedrooms on the 2nd floor, den and big family room on the main floor, bright skylight on the 2nd floor main bathroom. Kitchen is fully equipped with beautiful oak cabinets, corner pantry, island and spacious eating area. The prime bedroom has a walk-in closet and 4pc bath ensuite with jetted tub and a separate standing shower. Concrete paving for extra parking inside the fully fenced back yard. Close to school and bus. Vacant for quick possession.