



THE
A-TEAM

**RE/MAX
FIRST**

235 CALIFORNIA Place, Calgary T1Y6S9

MLS®#: **A2146856** Area: **Monterey Park** Listing Date: **07/04/24** List Price: **\$879,999**
 Status: **Active** County: **Calgary** Change: **-\$20k, 21-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1992** Abv Sqft: **2,238**
Lot Information Low Sqft:
 Lot Sz Ar: **6,975 sqft** Ttl Sqft: **2,238**
 Lot Shape:

DOM

74
Layout
 Beds: **5 (4 1)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 4`10"	Bedroom	Main	10`9" x 11`2"
Dining Room	Main	12`0" x 9`8"	Family Room	Main	19`2" x 16`2"
Kitchen	Main	10`5" x 12`3"	Living Room	Main	12`1" x 18`3"
5pc Bathroom	Second	10`0" x 5`0"	5pc Ensuite bath	Second	10`0" x 7`7"
Bedroom - Primary	Second	16`3" x 16`5"	Bedroom	Second	9`11" x 12`10"
Bedroom	Second	10`0" x 12`2"	Walk-In Closet	Second	10`0" x 5`4"
4pc Bathroom	Basement	9`0" x 7`5"	Bedroom	Basement	12`5" x 19`7"
Office	Basement	9`11" x 11`2"	Game Room	Basement	25`2" x 16`4"
Storage	Basement	8`0" x 7`10"	Furnace/Utility Room	Basement	10`1" x 7`10"

