



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7189 CALIFORNIA Boulevard, Calgary T1Y 6X8**

MLS®#: **A2169448**

Area: **Monterey Park**

Listing Date: **10/03/24**

List Price: **\$759,000**

Status: **Active**

County: **Calgary**

Change: **-\$31k, 28-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1993**  
Lot Information  
Lot Sz Ar: **5,048 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,200**  
Low Sqft:  
Ttl Sqft: **2,200**

DOM

**49**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Attached,Front Drive,Garage Door Opener,RV Access/Parking**

Utilities and Features

Roof: **Clay Tile**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Skylight(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 10`5"	Dining Room	Main	9`5" x 9`1"
Den	Main	11`0" x 9`0"	Family Room	Main	14`7" x 13`5"
Kitchen With Eating Area	Main	17`4" x 12`6"	2pc Bathroom	Main	5`0" x 5`0"
Bedroom - Primary	Second	14`1" x 13`5"	Bedroom	Second	12`9" x 11`4"
Bedroom	Second	13`10" x 10`8"	Bedroom	Second	13`0" x 12`3"

4pc Ensuite bath

Second

12`11" x 6`6"

4pc Bathroom  
Legal/Tax/Financial

Second

9`4" x 4`11"

Title:  
**Fee Simple**  
Legal Desc:

9212529

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Original owners since the day the house was built. 1st time on the market. 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.**

Inclusions:  
Property Listed By: **None**  
**MaxWell Capital Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

























