7212 California Boulevard NE

Calgary | Active | MLS® A2346228

$599,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1992**	**1,649.04 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Spacious Bi-Level Beauty - Almost 1700 SqFt with 5 Beds, 3.5 Baths, Welcome to this beautiful and spacious bi-level home, a fantastic fit for families, multi-generational households, or anyone in need of extra living space. The main level features 3 well-proportioned bedrooms, including a generous primary retreat complete with a private ensuite and walk-in closet. Rich hardwood flooring flows throughout the main level, complemented by vaulted ceilings and a bright, open-concept layout that makes the home feel both airy and inviting. At the heart of the home is an upgraded kitchen designed to impress, featuring quality raised-panel cabinetry, modern appliances, a gorgeous centre island ideal for gathering, and a convenient corner pantry for extra storage. Large bi-level windows flood the space with natural light throughout the day, while the bright dining nook offers direct access to the spacious rear deck - the perfect spot for morning coffee, evening entertaining, or summer BBQs with family and friends. The fully developed lower level adds exceptional versatility, boasting a separate entrance, its own kitchen, 2 additional bedrooms (including one with its own 4-piece ensuite), a large recreation room ideal for movie nights or a home gym, and an additional 2-piece bathroom. Whether you're accommodating extended family, hosting guests, or exploring income potential, this lower level delivers flexible, functional space to suit your needs. Outside, the home is finished with durable stucco siding, a roof approximately 5 years old, a large driveway with ample parking, and a double attached garage for year-round convenience. The location is truly ideal - within walking distance to schools, scenic walking trails, and a nearby shopping plaza, with quick and easy access to Stoney Trail, 16th Avenue, and 32nd Avenue for effortless commuting across the city. This spacious, well-maintained home offers an outstanding combination of comfort, functionality, and location. Don't miss your opportunity to make this exceptional property your new home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346228
Bedrooms	5
Bathrooms	4
Year Built	1992
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0

Num Illegal Suites:	1
Home Style:	Bi-Level
Total Living Area:	1,649.04 sq. ft.
Main Level Finished Area:	1,649.04 sq. ft.
Below Grade Finished Area:	1,611.23 sq. ft.
Acreage:	No
Lot Area:	5,737 sq. ft.
Lot Frontage:	50'1½"
Front Exposure:	Northwest
Unit Exposure:	Northwest
Levels:	Bi-Level
Total Rooms Above Grade:	6
Year built:	1992 (Age: 34)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9012318
Heating:	Fireplace Insert, Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Wood
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Laminate
Cooling:	Other
Fireplaces:	1
Fireplace Details:	Basement, Brick Facing, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Monterey Park
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer
Inclusions:	NA
Restrictions:	Restrictive Covenant
Main Floor	Living Room · 24'8" × 15'10" ·
Main Floor	Dining Room · 12'5" × 6'1" ·
Main Floor	Kitchen · 13'10" × 13'8" ·
Main Floor	Bedroom - Primary · 17'6" × 13'6" ·
Main Floor	Bedroom · 12'4" × 10'10" ·
Main Floor	Bedroom · 14'11" × 13'5" ·
Main Floor	Laundry · 7'8" × 5'7" ·
Lower Level	Foyer · 8'9" × 6'8" ·
Basement	Game Room · 25' × 20'6" ·

Basement	Dining Room · 12'7" × 11'11" ·
Basement	Kitchen · 11'11" × 8'9" ·
Basement	Bedroom · 17'11" × 11'10" ·
Basement	Bedroom · 13'7" × 12'8" ·
Basement	Furnace/Utility Room · 17'11" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7212-california-boulevard-ne-calgary-a2346228/

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