7276 California Boulevard NE

Calgary | Active | MLS® A2339477

$774,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1995**	**2,027 sq. ft.**

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Listed by Century 21 Bravo Realty

A closer look

Welcome to this impressive two-storey home in the established community of Monterey Park, offering over 2,000 sq ft above grade plus a fully finished basement - ideal for growing families or multi-generational living. Step into a grand foyer with soaring vaulted ceilings and an elegant chandelier, setting the tone for this beautifully designed home. The formal living and dining areas offer a sophisticated space for entertaining, while the large kitchen impresses with rich dark cabinetry, granite countertops, a tile backsplash, and a full stainless steel appliance package including a built-in wall oven and microwave. A generous island with bar seating anchors the space. The adjoining family room features a cozy fireplace with custom built-in shelving perfect for everyday living. A versatile den, main-floor laundry, 2-piece powder room, and access to the attached garage complete this level. Upstairs, the primary bedroom offers a peaceful retreat complete with a walk-in closet and private 4-piece ensuite featuring a jetted soaker tub and glass shower. Two additional well-sized bedrooms share a full 4-piece bathroom, providing comfortable space for family or guests. The fully finished basement extends the living space significantly, featuring a large recreation room, a den, a dedicated office, a walk-in closet, a 4-piece bathroom, and a utility/storage area offering excellent flexibility for a home gym, media room. On the exterior this home has a classic stucco exterior with warm, inviting curb appeal, an attached garage and is located close to schools, and amenities. The backyard offers a private, fenced yard with a concrete patio area a great space for outdoor gatherings, parking, or storage.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339477
Bedrooms	3
Bathrooms	4
Year Built	1995
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey Split

Total Living Area:	2,027 sq. ft.
Main Level Finished Area:	1,202 sq. ft.
Upper Level Finished Area:	826 sq. ft.
Below Grade Finished Area:	1,115 sq. ft.
Acreage:	No
Lot Area:	5,080 sq. ft.
Lot Frontage:	46'3 1/8 "
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1995 (Age: 31)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9312187
Heating:	Fireplace(s), Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Cedar, Cement Fiber Board
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Monterey Park
Appliances:	Dishwasher, Dryer, Electric Stove, Oven-Built-In, Refrigerator, See Remarks, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Den · 11'8" × 9'1" ·
Main Floor	Dining Room · 15'8" × 9'11" ·
Main Floor	Family Room · 16'11" × 13'1" ·
Main Floor	Foyer · 5'4" × 4'5" ·
Main Floor	Kitchen · 18'1" × 16' ·
Main Floor	Laundry · 9'9" × 8' ·
Main Floor	Living Room · 13'9" × 13' ·
Main Floor	Pantry · 4' × 4' ·
Upper Level	Bedroom · 13'11" × 9' ·
Upper Level	Bedroom · 12'11" × 8'8" ·

Upper Level	Bedroom - Primary · 14'11" × 13'5" ·
Upper Level	Walk-In Closet · 7'6" × 5'3" ·
Basement	Den · 12'5" × 8'5" ·
Basement	Office · 12'7" × 12'4" ·
Basement	Game Room · 33' × 14'8" ·
Basement	Storage · 4'8" × 4'8" ·
Basement	Furnace/Utility Room · 15' × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s)
Interior Features:	Chandelier, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Exterior Features:	Playground, Tennis Court(s)
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Aug 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7276-california-boulevard-ne-calgary-a2339477/

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