

# \$1,154,000 - 23 Del Ray Court Ne, Calgary

MLS® #A2213632

**\$1,154,000**

7 Bedroom, 4.00 Bathroom, 2,592 sqft

Residential on 0.17 Acres

Monterey Park, Calgary, Alberta

GENERATIONAL LIVING at its best! Or an INCOME GENERATING MACHINE! This home seriously has it all. LEGAL SUITE with separate entrance. 5 CAR GARAGE, triple detached, drywalled, insulated, heated & 220 VOLT Wiring. Double attached, drywalled & insulated. R.V. PARKING. Full WALKOUT with enclosed SUNROOM. 7 BEDROOMS! 4 upper level, 1 on the main floor, & 2 in the suited basement. Full kitchen up including a separate SPICE KITCHEN with electric range & hood fan. A HUGE covered 33-foot deck with gas line for BBQ. A Massive PIE LOT, Newer ROOF, Newer HOT WATER TANK, TRIPLE PANE LUX Windows, new PEX Piping, & new APPLIANCES, along with many other new updates such as all 4 bathrooms updated, new LIGHTING throughout, new TAPS, HARDWARE, BRAND NEW FLOORING, and QUARTZ COUNTERS. This beautiful 7-bedroom home is truly genuine. All of this, plus it's nestled on a family-friendly quiet cul-de-sac with a HUGE sunny S.W. Backyard in the gorgeous community of Monterey Park. There are all kinds of schools, recreation facilities & shopping nearby, transit is a short walk away. Easy access to all major highways is just a short drive away. Exceptional properties like this rarely come on the market; this one is a true GEM, and possession can be immediate as the home is vacant. Sellers used to have a garden on the South side, as well as R.V. parking in the rear. Seller can have it re-sodded once product becomes available, or



if buyer would like to leave the garden and or R.V area, seller can give a credit for remaining sod.

Built in 1991

### **Essential Information**

MLS® #	A2213632
Price	\$1,154,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,592
Acres	0.17
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	23 Del Ray Court Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t1y6v6

### **Amenities**

Parking Spaces	6
Parking	Alley Access, Double Garage Attached, Front Drive, Heated Garage, Insulated, RV Access/Parking, See Remarks, Triple Garage Detached, 220 Volt Wiring, Oversized
# of Garages	5

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Crown Molding
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Appliances	Built-In Oven, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Electric Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Awning(s), Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	13
Zoning	R-1

## Listing Details

Listing Office	MaxWell Canyon Creek
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