

# \$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

**\*\*OPEN HOUSE Sat May 17th, 1:00-4:00 & Sun 18th 1:00-3:00\*\*** **GENERATIONAL LIVING at its best! Or an INCOME GENERATING MACHINE!** This home seriously has it all. **LEGAL SUITE** with separate entrance. **5 CAR GARGE**, 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, Oversized, RV Access/Parking, Triple Garage Detached, 220 Volt Wiring, See Remarks
# of Garages	5

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,
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	Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Crown Molding
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Electric Range, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener
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	Balcony, Private Entrance, Private Yard, Awning(s)
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	21
Zoning	R-1

## Listing Details

Listing Office	MaxWell Canyon Creek
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