

**47 Montrose Crescent NE  
Calgary, Alberta**

**MLS # A2252013**



**\$895,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Winston Heights/Mountview                 |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | Bungalow                                  |               |                   |
| <b>Size:</b>     | 1,300 sq.ft.                              | <b>Age:</b>   | 1955 (70 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached      |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Garden, See Remarks |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Boiler, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home |                   |      |

**Inclusions:** N/A

This would be an incredible investment opportunity in the highly desirable inner- city community of Winston Heights/Mountview. This charming 1955 bungalow sits on a 5997 sq. ft lot. A rare find in a quiet crescent near downtown! This charming home, owned by the same family since 1965, sits on a spacious lot with a full brick fence, offering privacy and a south-facing backyard. The property features a very unique underground cantina, mature apple, plum, and cherry trees, a large garden, and a brick pizza oven—perfect for entertaining. Original hardwood lies beneath the carpet and vinyl in the main house (not in the additions). Two thoughtful additions by the owner provide great potential to renovate into a large open-concept space. Additional perks include a storage room off the garage, extra storage under the front steps, and easy access to 16th Ave, Deerfoot & Edmonton Trail. A true gem with character and opportunity!