



**GRASSROOTS**  
REALTY GROUP

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**47 Montrose Crescent NE**  
**Calgary, Alberta**

**MLS # A2292382**



**\$775,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	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, No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

**Inclusions:** n/a

ATTENTION BUILDERS, INVESTORS, AND INNER-CITY BUYERS! This is where CHARACTER meets FUTURE DEVELOPMENT POTENTIAL in the highly sought-after community of WINSTON HEIGHTS/MOUNTVIEW! Situated on a LARGE 5,997 sq ft R-CG ZONED LOT, this property offers EXCEPTIONAL REDEVELOPMENT POTENTIAL while also featuring a charming 1,300+ SQ ft bungalow! The home itself offers 4 BEDROOMS and 2 BATHROOMS, making it a great option for FAMILIES, RENTAL INCOME, or HOLDING PROPERTY while you plan future development. Inside you'll find ORIGINAL HARDWOOD FLOORING, WARM WOOD ACCENTS, and character details that give this home a timeless feel. With nearly 1,300 SQ FT ABOVE GRADE, this is a FULL-SIZED BUNGALOW rarely found on redevelopment lots! With R-CG zoning, buyers have the flexibility to explore MULTI-UNIT DEVELOPMENT, FUTURE INFILL POTENTIAL, or ADDING A LEGAL SUITE (subject to city approval). Located in WINSTON HEIGHTS/MOUNTVIEW, this home places you just MINUTES TO DOWNTOWN, with quick access to DEERFOOT TRAIL, 16TH AVENUE, and CENTRE STREET for easy commuting. The area is surrounded by BEAUTIFUL PARKS, TOP GOLF COURSES, and CALGARY'S EXTENSIVE BIKE PATH SYSTEM, including the nearby NOSE CREEK PATHWAYS. You'll also enjoy close proximity to schools, shopping, restaurants, and local shops,, all while living in one of Calgary's most ESTABLISHED AND CHARMING INNER-CITY NEIGHBOURHOODS. Whether you're looking for a CHARACTER-FILLED HOME, a STRONG INVESTMENT PROPERTY, or your NEXT INNER-CITY DEVELOPMENT OPPORTUNITY, this property offers INCREDIBLE FLEXIBILITY AND POTENTIAL!