



**1917 Mountview Crescent NE  
Calgary, Alberta**

**MLS # A2296070**



**\$540,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	867 sq.ft.	<b>Age:</b>	1949 (77 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks		

**Inclusions:** All Appliances as is, where is

Prime FIXER-UPPER or REDEVELOPMENT opportunity in a premium inner-city location. Developers—there are two infills right next door on similar-sized lots, giving you a clear sense of what’s possible. Could also be an excellent fixer-upper for the right buyer, featuring beautiful hardwood floors on the main level, some recent upgrades, including a newer furnace and hot water tank, plus a large yard with a solid garage. For the right buyer, this is a fantastic opportunity to own a detached inner-city home at an accessible price point—something that’s becoming increasingly rare. Don’t wait too long—it’ll be gone before you know it.