



**2029 Mountview Crescent NE
Calgary, Alberta**

MLS # A2307969



\$649,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	861 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this delightful older bungalow nestled in the highly sought-after inner-city neighbourhood of Winston Heights Mountview. This property offers a unique blend of classic charm and exciting redevelopment potential, making it an ideal opportunity for investors and developers alike. Sitting on a 46 x 110 reverse pie lot (narrows in the back), this property is an ideal holding property for those looking to capitalize on its redevelopment potential. The main level of this home is well laid out and offers 2 bedrooms, a full bathroom, a good-sized living room and dining room and kitchen all basked in plenty of natural light thanks to the large windows throughout. The lower level offers a 3rd bedroom, a bathroom a full kitchen and living room space as well as the laundry room and furnace room. Winston Heights Mountview is a vibrant and evolving neighbourhood with strong growth potential making this an excellent choice for long-term investment. This home boasts easy access to local amenities, parks, and highly regarded schools. Enjoy the convenience of nearby shopping centres, dining options, and excellent public transport links. This property is a rare find, combining the charm of an older bungalow with the exciting prospects of redevelopment. Whether you're an investor, developer, or someone looking to create their dream home, this is an opportunity you won't want to miss.