



GRASSROOTS

REALTY GROUP

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**14 Montrose Crescent NE
Calgary, Alberta**

MLS # A2315439



\$774,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	926 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Garage Faces Rear, Off Street, Outside, Rear Drive, S		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: Refrigerator in basement, washer/dryer in basement suite,

Fantastic opportunity to own a well-maintained inner-city bungalow on a quiet street featuring a LEGAL basement suite at an incredible price. Whether you're looking for a smart investment property, mortgage helper, or multi-generational living, this home offers exceptional flexibility and value. The open-concept main floor has been thoughtfully updated and features a massive island, poured concrete and butcher block countertops, stainless steel appliances, glass tile backsplash, maple cabinetry, pendant and pot lighting, oak hardwood flooring throughout, and an abundance of natural light. The main level offers 2 good-sized bedrooms and a stylish bathroom showcasing a modern vanity, luxurious soaker tub, updated window, and contemporary 12x24 tile flooring and shower surround. Downstairs, the fully legal basement suite offers 2 spacious bedrooms, a full bathroom, kitchen, and comfortable living area—ideal for tenants or extended family. Both the upstairs and downstairs units feature separate laundry for added convenience and privacy. Situated on a large 54-foot frontage lot, the outdoor space offers a fully fenced oversized yard, single garage, additional parking for the suite, and a second stone patio area perfect for entertaining or relaxing outdoors. Located in an excellent inner-city location with parks, schools, groceries, and amenities all within walking distance, along with quick and easy access downtown. A fantastic opportunity in a prime location with strong income potential and extensive updates throughout.