



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

47 Montrose Crescent NE
Calgary, Alberta

MLS # A2327238



\$700,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,297 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s)		

Inclusions: N/A

Situated on a 60' lot on one of Winston Heights most cherished streets, this solid brick bungalow has over 2,300 Sq. Ft. of developed living space. Over the years, the kitchen and main bathroom have been thoughtfully upgraded. Comfort and efficiency are assured with two heating systems, including hot water heating in the basement and gas forced air on the main level. A main floor family room plus basement games room with a working log lighter fireplace offer practical design for a family and entertaining. Original hardwood flooring has been preserved under carpet in the living room, dining room, 2 bedrooms, den and hallway on the main level. This home is made with classic quality. The detached over-size double garage plus attached workshop for hobbies, storage or creative pursuits add practical function to the property. The distinctive brick wall fencing provides privacy and permanence. The Community of Winston Heights is minutes to downtown, with easy access to commuting in any direction. This could be your dream home, close to golf courses, Calgary bike paths, schools, shopping and restaurants. A mature neighbourhood offering the benefits of mature nature. This property offers so much.