



GRASSROOTS
REALTY GROUP

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**1917 Mountview Crescent NE
Calgary, Alberta**

MLS # A2329300



\$550,000

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

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

Inclusions:	All Appliances as is, where is		
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Mostly original and full of potential, this charming home offers a rare opportunity for renovators, investors, or developers alike. Recent updates include a newer furnace, hot water tank, and roof, while the beautiful original hardwood floors on the main level add warmth and character. The mature backyard is a gardener's delight, featuring raspberries, strawberries, a crabapple tree, and Tartarian honeysuckle. Whether you're looking for your next renovation project or the perfect redevelopment site, this property delivers. Situated in a premium inner-city location, it's an outstanding fixer-upper or redevelopment opportunity. Two recently built infills on adjacent, similarly sized lots provide an excellent example of the redevelopment potential. This is also a fantastic chance to restore and personalize a detached home in an established neighbourhood. Opportunities to own a detached inner-city property at this price point are becoming increasingly rare. Don't miss your chance—properties like this don't stay on the market for long.