



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4711 Montana Drive NW
Calgary, Alberta

MLS # A2330733



\$749,900

Division:	Montgomery		
Type:	Residential/House		
Style:	Bi-Level		
Size:	962 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: window coverings

OPEN HOUSE 2:30 TO 4:30PM SUNDAY JULY 26. Welcome to this beautifully maintained 4-bedroom, 2.5-bathroom home, ideally situated on a rare oversized lot in the highly sought-after community of Montgomery—where opportunities to own on this desirable street are few and far between. Nestled on a quiet street, this exceptional property is just minutes from downtown Calgary, the University District, Market Mall, Foothills Medical Centre, and Alberta Children's Hospital, offering the perfect balance of peaceful living and outstanding urban convenience in one of Northwest Calgary's most established neighbourhoods. The bright main floor features a spacious living room that seamlessly connects to the dining area, creating an inviting space for both everyday living and entertaining. The stylish kitchen is thoughtfully appointed with modern-toned cabinetry, granite countertops, a gas stove, and a brand-new refrigerator. Two generously sized bedrooms and a full 4-piece bathroom complete the main level. The fully finished basement features large windows and expands the home's versatility with a large family room—ideal for movie nights, a games area, or an additional gathering space. The third bedroom features its own 4-piece ensuite and walk-in closet, while the fourth bedroom and an additional 2-piece bathroom provide extra flexibility for family, guests, or a home office. A spacious laundry area and abundant storage complete the lower level. Outside, the fully fenced backyard is surrounded by mature trees and landscaping, offering both privacy and a peaceful outdoor retreat. A single detached garage adds everyday practicality. Recent updates include a brand-new refrigerator, hot water tank (2020), and new luxury vinyl plank flooring throughout both the main and lower levels (2025) and bay window in the living room (2017). Enjoy an

unbeatable lifestyle with an off-leash park, playgrounds, shopping, restaurants, and everyday amenities all within walking distance. Offering generous living space, functional design, and an exceptional location, this is a rare opportunity to own in one of Northwest Calgary's most coveted communities.