

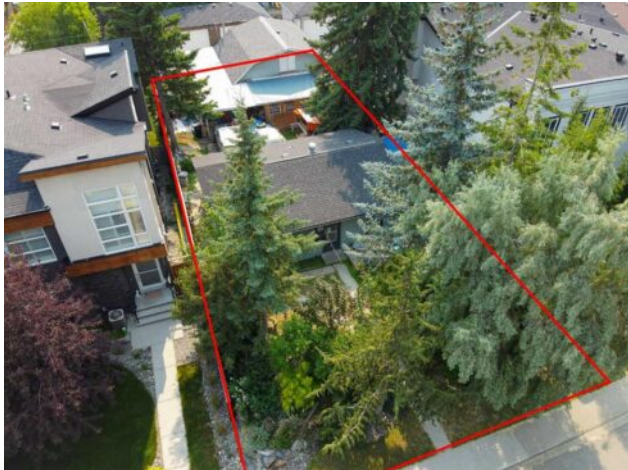


GRASSROOTS
REALTY GROUP

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4919 21 Avenue NW
Calgary, Alberta

MLS # A2332757



\$735,000

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	668 sq.ft.	Age:	1951 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Oversized, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Gentle Sloping, Interi		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Exceptional development opportunity in the highly sought-after community of Montgomery! This property offers an excellent chance for builders, developers, and investors to secure one of the few remaining redevelopment lots in this thriving inner-city neighborhood. Ideally situated on a quiet street, the lot is surrounded by new infill homes and established amenities, making it the perfect location for your next project. With convenient access to downtown Calgary, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Market Mall, the Bow River pathway system, parks, schools, and major transportation routes, the location offers outstanding appeal for future homeowners. Montgomery continues to be one of Calgary's fastest-growing inner-city communities, with strong demand driven by its unbeatable location, vibrant redevelopment, and excellent lifestyle amenities. Whether you're planning a custom luxury home or a modern infill project (subject to municipal approval), this property presents incredible potential. Development opportunities like this are becoming increasingly rare. Don't miss your chance to invest in one of Calgary's most desirable and rapidly evolving communities.