



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4604 29 Avenue NW
Calgary, Alberta

MLS # A2345016



\$739,000

Division:	Montgomery		
Type:	Residential/House		
Style:	Bi-Level		
Size:	991 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Quartz Counters		

Inclusions:	N/A
-------------	-----

Attention developers, renovators, and savvy investors! Situated on a corner lot at the top of the hill in Montgomery, this Bi-level offering incredible holding potential or a prime redevelopment opportunity in a rapidly growing corridor near Bowness and the University District. The functional home features 5 bedrooms (3 up, 2 down), a 4-piece main bath with a soaker tub, a lower 3-piece bath. Sliding doors off the dining room lead directly to a private deck and a fully fenced dog run, while the fenced front yard boasts mature trees for quiet privacy. Key highlights include a rare triple detached garage with 220V wiring, dedicated RV parking, central A/C, updated laundry appliances, and two new garage doors. Perfectly located within walking distance to Market Mall, local parks, and a brand-new school, and just 5 to 10 minutes from the University of Calgary, Alberta Children's Hospital, and Shouldice Park.