



GRASSROOTS
REALTY GROUP

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4827 Montana Drive NW
Calgary, Alberta

MLS # A2350101



\$765,000

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	941 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Interior Lot, Level, Pie Shaped Lot, See Remarks		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Ceramic Tile, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full		LLD: -
Exterior:	Wood Siding		Zoning: R-CG
Foundation:	Poured Concrete		Utilities: -
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Window coverings

This lovely bungalow in Montgomery has been thoughtfully updated (with proper permits in place), creating a modern open floor plan. In 2020 the main living area was substantially renovated, removing a wall, and installing a beam to create the open-concept main living area that flows easily between the kitchen, living room and dining area. The newly updated kitchen features a refrigerator, dishwasher, microwave hood fan and range, all new in 2020. There are triple pane windows throughout the main floor, air conditioning and an updated electrical panel that adds comfort and peace of mind. New flooring runs throughout the home and lighter paint tones give every room a bright fresh feel. The open, undeveloped and insulated basement offers a blank canvas for your design and future requirements. With an application to the city for approval and permits, this large pie lot offers the potential for future development options. The huge rear yard enjoys an abundance of sun from the west exposure, with plenty of space for a trampoline or play area - perfect for families or entertaining. There are four raised vegetable beds, and a large row of productive raspberry bushes that round off your growing enjoyment. An oversized double garage with rear alley access is a definite plus, with room for both a truck and car and plenty of room left for a work bench, shelves and storage. (Shelves can stay if buyers wish). The location of this property and pie shaped lot is in one of the most walkable locations in Calgary's northwest, with close proximity to the University District, Market Mall, and the Children's Hospital, which are all about a 5-10 minute walk. Also within reach is the Bow River Pathway, the Montgomery Strip (with its restaurants and local coffee shops), Foothills Medical Centre and the University Campus. What more could you ask for? Book your private viewing with your

favourite realtor today.