

\$930,000 - 37 Montrose Crescent Ne, Calgary

MLS® #A2213999

\$930,000

3 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.21 Acres

Winston Heights/Mountview, Calgary, Alberta

Offered for the first time by its original owners, this meticulously maintained bungalow is situated on a massive 851m² lot in the desirable Winston Heights/Mountview community. Perfectly positioned on a quiet crescent with minimal traffic, this property offers endless possibilities for future development with R-CG zoning (6-unit capacity) and potential for secondary suites. The home features beautiful hardwood floors throughout the main level, a bright living and dining area, and a functional kitchen. Three well-sized bedrooms and a four-piece bathroom complete the main floor. A separate entrance leads to a fully developed basement with a generous recreation room, a second kitchen, and a three-piece bathroom – ideal for extended family living or future customization.

The west-facing backyard is a highlight, perfect for summer evenings, gardening, or entertaining, while the oversized double detached garage provides ample parking and storage. Located just minutes from downtown and close to Marsden Playground, schools, parks, bike trails, and golf courses, this property offers both tranquility and convenience. Don't miss out on the opportunity to own this cherished family home in one of Calgary's most sought-after neighborhoods!

Built in 1955



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2213999 |
| Price | \$930,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,103 |
| Acres | 0.21 |
| Year Built | 1955 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 37 Montrose Crescent Ne |
| Subdivision | Winston Heights/Mountview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 5N8 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Double Garage Detached, Driveway, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Separate Entrance |
| Appliances | Electric Stove, Refrigerator, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Garden |
| Lot Description | Pie Shaped Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|-----------------|
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 7 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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