



4647 29 Avenue NW
Calgary, Alberta

MLS # A2280700

\$699,000



Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	992 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Open Floorplan, See Remarks		
Inclusions:	2nd Fridge		

RARE OPPORTUNITY IN SOUGHT AFTER UPPER MONTGOMERY - Properties like this don't come up often. This charming home, on an extra-wide lot [53 1/2 x120'], holds fabulous potential - family, investment rental or redevelopment. A very residential area, adjacent to Varsity, it enjoys tremendous walkability amid top flight amenities and nearby major park. The University of Calgary and Market Mall are close at hand. You're mere steps from expansive Montalbam Park and its tremendous views. It's an easy commute to SAIT, Foothills & Children's Hospitals. Nestled in a picturesque setting, the home has 3 bedrooms, 2 modern full baths. An open floor plan, laminate flooring and natural light provide an ambient flow for family and entertaining. The welcoming spacious living room is accompanied by a relaxing stone fireplace. And the roomy dining area is great for those special dinners. The ample kitchen looks out on the huge sun-drenched rear yard with south valley views. Step out to the rear patio and light up the BBQ. The expansive lower family room provides a great setting for the wide-screen or game nights. Cute coffee nook on the front porch. Convenient front drive with a tandem garage. It's a quick trip to DT and a breeze to the Rockies via Hwy1. A fabulous property in a well-established residential area .