



**GRASSROOTS**  
REALTY GROUP

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**4647 29 Avenue NW**  
**Calgary, Alberta**

**MLS # A2280700**



**\$699,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	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.