



**GRASSROOTS**  
REALTY GROUP

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**4908 23 Avenue NW**  
**Calgary, Alberta**

**MLS # A2282875**



**\$629,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Separate Entrance		

**Inclusions:** Hood fan on main level. Electric range, refrigerator, washer and dryer in the basement

Welcome to the beautiful and desirable Montgomery, one of Calgary's most sought-after neighbourhoods, where beautiful redevelopment is happening. This hillside bungalow RC-G zoned lot is ideally situated near Foothills Hospital, the Children's Hospital, the University of Calgary, and numerous amenities. The main floor will require some renovations prior to possession, but this property presents an exceptional opportunity. Whether you're considering building your dream home, undertaking redevelopment, or seeking an immediate rental property, this location has it all. It boasts 5 bedrooms, 2 bathrooms, a separate entrance, a spectacular view of the valley, backs onto a beautiful green space, and it's one of the most charming neighbourhoods in the city. Opportunities like this are rare, so don't miss your chance to act now!