



1812 51 Street NW
Calgary, Alberta

MLS # A2143868



\$664,900

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	755 sq.ft.	Age:	1953 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1s
Foundation:	Block	Utilities:	-
Features:	Natural Woodwork		

Inclusions: N/A

*** OPEN HOUSE - Saturday, June 29, 2024, 1:30-4:00 pm *** Attention all developers, builders and or investors! A wonderful little cabin in the inner city on a massive 50x120 R-C1 mature treed flat lot!! Located on a very quiet street and in a lively, community oriented area of the inner city in Montgomery. This mid century two bedroom house needs some TLC but is mostly land value, it also has an upstairs loft or storage area and hardwood flooring adds to this property's character. The converted single attached garage is not heated and is not included in the square footage. Montgomery is one of the best inner city areas for newly constructed infill areas in all of Calgary, offering numerous amenities including; the Shouldice Pool and Park, the Bow river and the Bow river bike path system is right at your doorstep, Bowmont Park, an off-leash area is only a couple blocks away, two hospitals and the U of C are only 5 minutes away. Major shopping areas including Market Mall, Trinity Hills box stores and the Greenwich Farmer's Market are only a couple minutes away, a short commute to downtown and easy access west to the mountains! The current rent is \$2,025/month plus utilities. These mid century small homes are becoming more rare as time evolves with new construction in the area. Hurry on this one!!