



GRASSROOTS
REALTY GROUP

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37 Montrose Crescent NE
Calgary, Alberta

MLS # A2199348



\$950,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Oversized		
Lot Size:	0.21 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Fridge and stove on main and washer/dryer are negotiable

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!