



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

54 St Monica Avenue SE
Calgary, Alberta

MLS # A2199481



\$839,900

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	694 sq.ft.	Age:	1946 (79 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized,		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, Treed		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Linoleum
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Hot tub, shed, TV wall mount

Situated in the heart of Inglewood, this 54' wide, R-CG zoned lot presents an exceptional opportunity for renovation, investment, or redevelopment. Whether you're seeking a charming starter home, an income-generating rental, or a redevelopment site, this property offers unparalleled potential. Ideally positioned adjacent to Nellie Breen Park, with direct access to scenic neighborhood pathways, this location provides the best of inner-city living. Just half a block from the Bow River pathway system and two blocks from the vibrant shops, restaurants, and amenities of 9th Avenue, this is a rare chance to secure a prime spot in one of Calgary's most desirable communities. This lovingly maintained bungalow features a welcoming family room with hardwood floors, a functional galley kitchen, two good sized bedrooms, and a renovated 4-piece bathroom with a jetted tub. The fully developed lower level includes a spacious recreation room, an upgraded 3-piece bathroom, ample storage, brand new hot water tank, and a separate rear entrance, presenting an excellent opportunity for a legal or illegal secondary suite. The expansive backyard is designed for relaxation and entertaining, offering spacious deck, a hot tub, and privacy. The home has both newer siding and roof. With an oversized single garage, a double driveway, and ample street parking, convenience is assured. The large lot size would allow for the single car garage to be replaced and develop a double detached garage with a mother-in-suite above. For outdoor enthusiasts, the nearby pathway system provides endless opportunities for biking and exploring the city. Properties with this level of potential in Inglewood are a rare find—don't miss this exceptional investment opportunity!

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