

\$650,000 - 4636 Monterey Avenue Nw, Calgary

MLS® #A2060044

\$650,000

4 Bedroom, 3.00 Bathroom, 1,697 sqft
Residential on 0.10 Acres

Montgomery, Calgary, Alberta

Huge Price correction !!! LOCATION LOCATION An amazing one-of-a-kind lot in the heart of Montgomery over 500 square meters, with access to Home Road as well as Monterey Ave. Lots of investment opportunities or a great property to call home!

Introducing a Charming Home in Montgomery with Stunning River Valley Views!

Located in the highly sought-after NW community of Montgomery, just a block away from the picturesque Bow River and its enchanting pathway system, this exceptional property presents an incredible opportunity. With direct bike paths leading to downtown and breathtaking views right at your doorstep, convenience, and natural beauty converge harmoniously in this prime location.

Situated in a peaceful cul-de-sac, this well-crafted home offers a spacious and inviting floor plan, perfect for comfortable living and entertaining. Built-in 1988, this timeless residence boasts three bedrooms, providing ample space for a growing family or those seeking room for a home office or hobby area.

The main floor of this abode is truly impressive, featuring an expansive layout that allows for versatile furniture arrangements and effortless flow. The abundance of natural light streaming through the large windows creates a warm and welcoming ambiance, enhancing



the overall appeal.

Step outside and discover a beautiful private yard, providing an oasis of tranquility for outdoor gatherings, gardening, or simply enjoying a peaceful afternoon amidst nature's embrace. The oversized single garage ensures ample space for parking and storage, offering convenience and practicality.

As a bonus, this home features frontage on both Monterey Avenue and Home Road, providing easy access and an attractive facade. The proximity to Shauldice Park and the abundance of nearby activities guarantee endless possibilities for recreation, relaxation, and creating cherished memories with loved ones.

Upon exploring further, you'll find an exciting opportunity for additional income or multi-generational living. This home includes an illegal basement suite with a separate entrance, offering flexibility and potential for various living arrangements.

The captivating views, vaulted ceilings, and elegant hardwood floors further elevate the allure of this remarkable property. With the opportunity to make it your own and add your personal touch, the potential for creating your dream home is boundless.

Embrace the spirit of Montgomery living, where a tight-knit community and friendly neighbors await. This is your chance to experience the best of both worlds – the tranquility of a charming neighborhood and the vibrancy of downtown living, just a short 15-minute drive away.

Don't miss out on this extraordinary opportunity to own a home that combines convenience, natural beauty, and endless

potential. Schedule your private showing today and prepare to be captivated by the possibilities that await within these walls.

Built in 1988

Essential Information

MLS® #	A2060044
Price	\$650,000
Sold Price	\$609,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,697
Acres	0.10
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4636 Monterey Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5G9

Amenities

Parking Spaces	1
Parking	Single Garage Detached
Waterfront	River Access

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Dry Bar, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Separate Entrance, Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Private, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 22nd, 2023
Date Sold	November 14th, 2023
Days on Market	144
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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