

\$975,000 - 1203 Montreal Avenue Sw, Calgary

MLS® #A2078947

\$975,000

3 Bedroom, 1.00 Bathroom, 1,146 sqft
Residential on 0.15 Acres

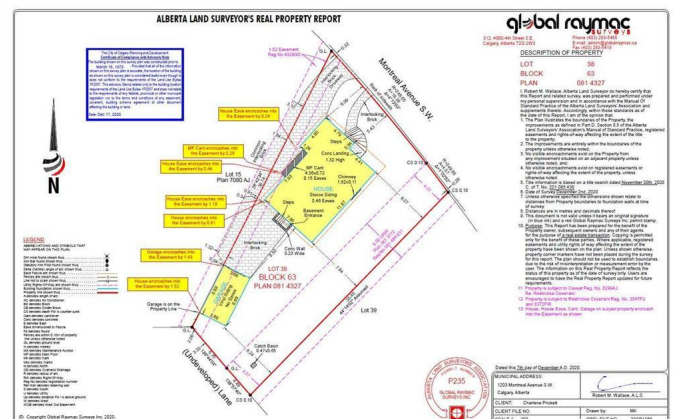
Upper Mount Royal, Calgary, Alberta

Fantastic location to build a new home. Plans have already been done by Dean Thomas- for a 3 bedroom home with double attached under drive garage. Seller willing to include these plans. Montreal Avenue is a beautiful street + this lot is surrounded by welcoming neighbours. Sunny southwest rear yard with mature trees + good privacy. The lot is a reverse pie with 75 foot frontage and approx 6500 square feet. Utility right of way on the east creates more yard space. The house is safe for occupancy and was previously rented for over \$2000 per month. Ideal location close to all levels of schooling, parks, shopping + downtown. Easy to view + quick possession is possible.

Built in 1949

Essential Information

MLS® #	A2078947
Price	\$975,000
Sold Price	\$950,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,146
Acres	0.15
Year Built	1949
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Sold

Community Information

Address	1203 Montreal Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0Z6

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2023
Date Sold	November 13th, 2023
Days on Market	67
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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