

\$774,800 - 5204 Montalban Avenue Nw, Calgary

MLS® #A2107143

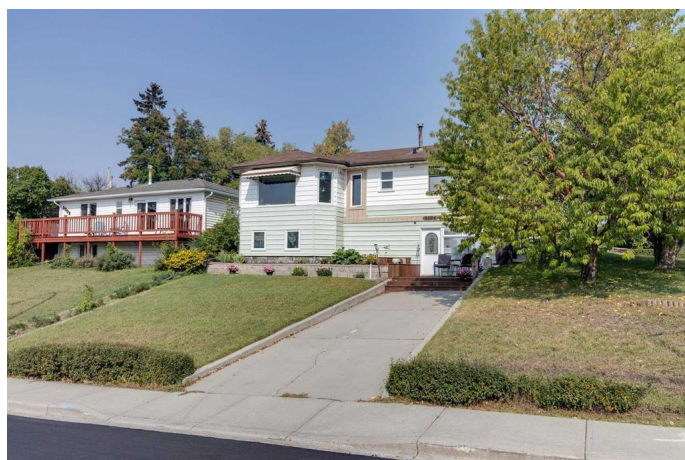
\$774,800

2 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

Opportunity knocks at 5204 Montalban Ave NW! Endless opportunities: live in, rent out, renovate or build your dream home on one of the nicest lots in Montgomery! Oversized R-C1, 6100 sqft, reverse pie, walk-out, corner lot, overlooking the park and community gardens. Beautifully maintained and nicely upgraded by the original owners for the last 65 years. Raised, hillside bungalow with 1,020 sqft of development on the main, plus a gorgeous, fully self-contained, walk-out illegal suite. The main floor has a side door entry with direct access to the kitchen or staircase to the lower illegal suite. The living room may take your breath away with its open layout and spectacular views (newer oversized windows to capture the scenery). Country-style kitchen with an abundance of wood cabinets, spacious nook for family dining and a south exposure window brings in an abundance of natural light and a great view. Adjoining dining room is spacious and can fit a full-size dining suite. Large primary bedroom, 4 piece bathroom and the 2nd bedroom has been converted to a den/office with sliding doors to an attached covered patio area. The lower level is truly one of a kind with the reverse walk-out and full-size picture window which offer views of the park. The large living room with a front door at grade level to a parking pad, awesome kitchen with more views! Spacious bedroom, 4 piece bath and laundry. A great space for extended family, live-in caregiver, or teenagers. Many cosmetic upgrades over the years, including



roof shingles; in 2004 some newer windows, furnace and new electrical panel. Oversized 26'x22' detached garage. Private backyard with plenty of room for the kids to play and to have a garden. The large hedge on the side of the property offers excellent privacy (actually on City property). Incredible location just minutes from UofC, Foothills & Children's Hospitals, Market Mall and the Bow River pathways to Edworthy Park and downtown. The views are amazing and the possibilities are endless! Truly an investment in lifestyle and real estate!

Built in 1959

Essential Information

MLS® #	A2107143
Price	\$774,800
Sold Price	\$755,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5204 Montalban Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1G5

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	Bookcases, Built-in Features
Appliances	Garage Control(s), Garburator, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite, Walk-Out

Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Lane, Reverse Pie Shaped Lot, Sloped
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	February 12th, 2024
Date Sold	March 25th, 2024
Days on Market	42
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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