

\$798,900 - 33 Montrose Crescent Ne, Calgary

MLS® #A2125358

\$798,900

3 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to 33 Montrose Crescent, situated on one of Winston Heights' most sought-after streets. This residence exudes a remarkable sense of pride of ownership, meticulously maintained by its current owners. Upon entering, you'll step into a thoughtfully modernized open-concept living area. The living room showcases a stunning gas fireplace adorned with beautiful rock work, seamlessly connected to the dining room and kitchen, creating a spacious and inviting ambiance. The generously sized dining room easily accommodates a large dining table and flows into the kitchen, boasting modern stainless steel appliances, including a gas range, along with updated flooring and a magnificent large window offering western exposure, flooding the space with abundant afternoon and evening sunlight.

The main floor boasts a fully renovated four-piece bathroom with contemporary finishes, an expansive primary bedroom featuring a sizable walk-through closet, and another tastefully updated bathroom with double vanity. Additionally, there's another well-proportioned bedroom on this level. Descend to the basement to discover an oversized rec room, perfect for various uses such as a home theater or craft space, limited only by your imagination. The basement also houses an additional bedroom, a spacious mechanical room that doubles as a home workshop and a convenient laundry room, another well-appointed two-piece bathroom,



along with a substantial storage area. Outside, the west-facing backyard beckons with its expansive partially covered deck, an ideal setting for summer barbecues with loved ones. The large yard offers ample space for gardening, recreation, or providing a delightful area for any four-legged family members to roam and play. Completing the property is a large single-car garage and a newer shed. Nestled on a serene crescent, the residence enjoys the convenience of ample guest parking, enhancing its appeal as a truly remarkable place to call home. Take a look at the virtual tour to get a sense for this magnificent property.

Built in 1955

Essential Information

MLS® #	A2125358
Price	\$798,900
Sold Price	\$760,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,197
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	33 Montrose Crescent Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2E 5N8
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Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	June 7th, 2024
Days on Market	36
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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