

\$650,000 - 4840 Montana Crescent Nw, Calgary

MLS® #A2126638

\$650,000

2 Bedroom, 1.00 Bathroom, 860 sqft

Residential on 0.16 Acres

Montgomery, Calgary, Alberta

****OPEN HOUSE SATURDAY, MAY 4 from 11:00 - 1:00**** Premium development opportunity in a premium location! This large lot offers an excellent redevelopment opportunity and is zoned RC1 which allows for many options for redevelopment, with much redevelopment already occurring on the street.

The massive flat lot presently boasts mature landscaping, with a detached garage in the back. The existing home features two bright bedrooms, living room, dining room and 4 piece bathroom upstairs, with finished area downstairs including utility room, two additional finished rooms that could function as dens or reading rooms, along with a huge family room, and is built on cinder block foundation. This property is in a fantastic location on a great street, and is located within walking distance to Market Mall, transit, and The Children's Hospital, and is close to river pathways, the Foothills Hospital and University of Calgary. With easy access to downtown, all amenities, and the mountains, the location can not be beat! Book your showing today - this property will not last long with the potential it offers!

Built in 1956

Essential Information

MLS® #	A2126638
Price	\$650,000
Sold Price	\$715,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	860
Acres	0.16
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4840 Montana Crescent Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1E8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	None
Lot Description	Back Lane, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Other

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 6th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.