

\$604,900 - 1912 Home Road Nw, Calgary

MLS® #A2130249

\$604,900

2 Bedroom, 1.00 Bathroom, 764 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

Attention Investors & Developers - this 50x120â€™™ RC-1 level, rectangular lot is located in popular inner-city Montgomery. The location has it all: easy access to downtown one direction, and easy access to the mountains the other direction. Walking distance to schools, shopping and the extensive river pathways for walking and biking. The Bow River beckons with recreation opportunities, including floating and blue-ribbon fly fishing. The University of Calgary, Foothills Hospital and Childrenâ€™™s Hospital are nearby. Excellent tenants are month-to-month and they wish to stay. Please note: while the property is currently tenanted, the value is in the land and the house and garage are being sold in â€™as is' condition. The house has no basement. The garage is unusable. Donâ€™™t miss this opportunity to own a rare, large piece of land in this growing and desirable inner-city area!

Built in 1949

Essential Information

MLS® #	A2130249
Price	\$604,900
Sold Price	\$590,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	764



Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1912 Home Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1H3

Amenities

Parking Spaces	4
Parking	Front Drive, Garage Faces Front, Gravel Driveway, Parking Pad, See Remarks

Interior

Interior Features	Laminate Counters, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Perimeter Wall

Additional Information

Date Listed	May 14th, 2024
Date Sold	July 8th, 2024

Days on Market	53
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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