

\$795,000 - 4724 Montalban Drive Nw, Calgary

MLS® #A2131994

\$795,000

3 Bedroom, 2.00 Bathroom, 1,254 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

Welcome to this prime location on prestigious Montalban Drive, where breathtaking river valley views meet the convenience of essential amenities! This exceptional 2-storey detached home offers a unique blend of features, making it ideal for first-time buyers, investors, or redevelopment enthusiasts. Situated across from an expansive green park, the property boasts a stunning river valley panorama, creating a picturesque backdrop. The tasteful renovations include a modern kitchen, a main bath, a beautifully wood-finished master bedroom, an upper studio with mountain views and refinished hardwood flooring and parquet throughout. Major electrical work, furnace, fully insulated basement, and roof shingles were all completed in 2013, ensuring both style and functionality. The home welcomes natural light into the front deck, living, and dining room with south/west exposure. Gorgeous conifers provide privacy from the street while offering filtered year-round views of Montalban Park and the river valley, complete with spectacular sunset vistas. The walk-out finished basement features a generously-sized games room, an additional bedroom, a bathroom, a laundry/furnace room, and a cold storage room; with a separate entrance and an attached garage, the lower level presents a versatile space that could be easily suited (subject to City's approval). For added convenience, a second detached double garage is at the rear. Positioned within walking distance to schools, shopping centers, the



University of Calgary, Children's Hospital, and scenic river pathways, this home is a treasure of potential. The private, large, south-facing deck at the front of the home is perfect for relaxation and entertainment. Enjoy the low-maintenance landscaping adorned with perennials and trees, complemented by tiered decks and patios. Opportunities like this are rare – don't miss out on the chance to experience the unique charm of this Montalban Drive property.

Built in 1956

Essential Information

MLS® #	A2131994
Price	\$795,000
Sold Price	\$795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,254
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4724 Montalban Drive Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1E5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Single Garage Attached

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape, Private, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Slab

Additional Information

Date Listed	May 14th, 2024
Date Sold	May 14th, 2024
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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