

\$649,900 - 1812 51 Street Nw, Calgary

MLS® #A2143868

\$649,900

2 Bedroom, 1.00 Bathroom, 755 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

*** OPEN HOUSE - Saturday, June 29, 2024, 1:30-4:00 pm *** Attention all developers, builders and or investors! A wonderful little cabin in the inner city on a massive 50x120 R-C1 mature treed flat lot!! Located on a very quiet street and in a lively, community oriented area of the inner city in Montgomery. This mid century two bedroom house needs some TLC but is mostly land value, it also has an upstairs loft or storage area and hardwood flooring adds to this property's character. The converted single attached garage is not heated and is not included in the square footage. Montgomery is one of the best inner city areas for newly constructed infill areas in all of Calgary, offering numerous amenities including; the Shouldice Pool and Park, the Bow river and the Bow river bike path system is right at your doorstep, Bowmont Park, an off-leash area is only a couple blocks away, two hospitals and the U of C are only 5 minutes away. Major shopping areas including Market Mall, Trinity Hills box stores and the Greenwich Farmer's Market are only a couple minutes away, a short commute to downtown and easy access west to the mountains! The current rent is \$2,025/month plus utilities. These mid century small homes are becoming more rare as time evolves with new construction in the area. Hurry on this one!!

Built in 1953

Essential Information



MLS® #	A2143868
Price	\$649,900
Sold Price	\$649,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	755
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1812 51 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1C2

Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Natural Woodwork
Appliances	Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Wood Burning
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	June 24th, 2024
Date Sold	July 12th, 2024
Days on Market	18
Zoning	R-C1s
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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