

\$749,900 - 1903 Home Road Nw, Calgary

MLS® #A2160105

\$749,900

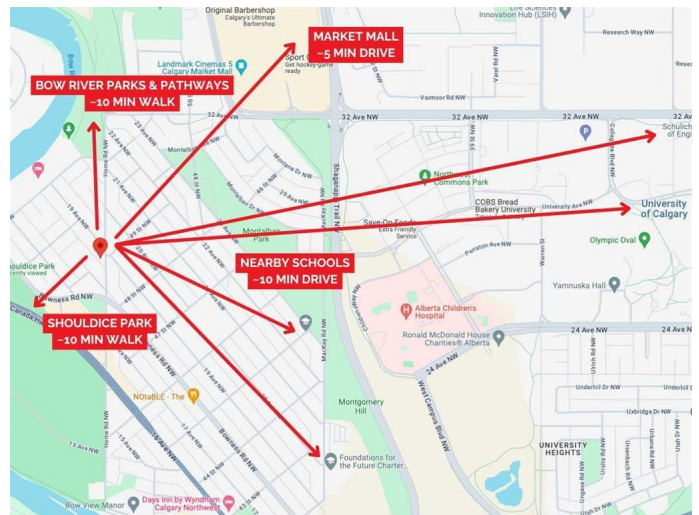
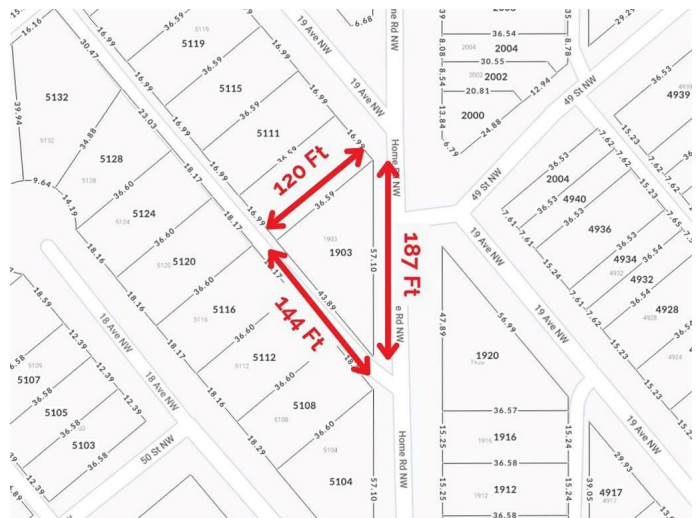
3 Bedroom, 2.00 Bathroom, 1,516 sqft
Residential on 0.20 Acres

Montgomery, Calgary, Alberta

ATTENTION: INVESTORS & DEVELOPERS!
Here is an excellent opportunity for a **FULL-SIZE DEVELOPMENT CORNER LOT** in Montgomery, offering 8,643 SQ FT of prime real estate! Montgomery is one of Calgary's rapidly evolving communities, where you can still acquire land at a reasonable price, and plenty of buyers are looking to acquire your finished product! For those seeking an investment opportunity, this property is an excellent option for a "BUY AND HOLD" strategy. The sellers currently live in the home and are open to leasing it from the new owner, offering a **POTENTIAL INCOME STREAM** while you start on plans for future development. This land is currently **R-CG ZONED**, providing the options to build townhomes with basement suites or subdividing into 2 lots and constructing 2 duplexes, resulting in 4 single-family homes. Montgomery is a **PERFECT LOCATION MOMENTS TO AMENITIES!** Including Market Mall, **NOtABLE** The Restaurant, Montgomery Community Association, Shouldice Arena and Athletic Park, Alberta Children's Hospital, and the University of Calgary. The nearby school, Terrace Road School, is a 10-minute away, and Montalban Park is less than a 20-minute away. Reach out today for more information!

Built in 1954

Essential Information



MLS® #	A2160105
Price	\$749,900
Sold Price	\$740,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,516
Acres	0.20
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1903 Home Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1H2

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Triangular Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 29th, 2024
Date Sold September 12th, 2024
Days on Market 14
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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