

\$649,900 - 4604 29 Avenue Nw, Calgary

MLS® #A2163401

\$649,900

3 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.01 Acres

Montgomery, Calgary, Alberta

****ATTENTION DEVELOPERS & RENOVATORS**** Huge R-CG lot with a great location at the top of the hill in Montgomery. This bi-level is back on the market for the first time in almost 30 years, and is looking for a fresh update from new owners. Featuring 3 bedrooms (2 up, 1 down), 4-piece bath up with soaker tub and 3-piece bath down, along with large living, dining, kitchen and rec room areas. Beautiful sliding doors off the dining room make for easy access to your deck for all your outdoor entertaining, or to quickly let the dog out into the fenced dog run! The triple detached garage (with 220 wired) AND space for RV parking is a rare find that doesn't come along very often. Some recent updates include A/C, washer/dryer, and two new garage doors. The fenced front yard with mature trees makes for a quiet and private location. Walking distance to Market Mall, parks, and just up the hill from a brand new school. Even just a 5 -10 minute drive to Children's Hospital, University of Calgary, Shouldice Park and so much more. Has great rental potential with the current market shortage. Don't miss out on the redevelopment action happening here and in surrounding communities like University District and Bowness. Limited showing availability, so call today to arrange your viewing! Back on market due to buyer unable to get financing.

Built in 1965



Essential Information

MLS® #	A2163401
Price	\$649,900
Sold Price	\$637,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	0.01
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4604 29 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0J2

Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Additional Parking, Concrete Driveway, RV Access/Parking, Triple Garage Detached

Interior

Interior Features	Central Vacuum
Appliances	Refrigerator, Washer/Dryer, Central Air Conditioner, Dishwasher, Electric Stove, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
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Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2024
Date Sold	November 15th, 2024
Days on Market	61
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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