

22 Montrose Crescent NE
Calgary, Alberta

MLS # A2280063



\$749,800

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Winston Heights/Mountview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,082 sq.ft. | Age: | 1955 (71 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, Flag Lot | | |

| | | | |
|--------------------|---------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters | | |

Inclusions: none

Prime Investment Opportunity in Winston Heights! Welcome to this meticulously maintained classic bungalow situated on a rare 60' x 100' lot backing onto park/greenspace—ideal for infill or duplex development. Located on a quiet, tree-lined street, this property offers outstanding potential and lifestyle appeal. This fully developed home offers nearly 2,000 sq. ft. of living space with hardwood floors, large updated vinyl windows, and abundant natural light. The main level features a welcoming entry, bright living room, separate dining area, and a chef's kitchen with upgraded cabinetry, granite counters, and pantry. Three spacious bedrooms and a 4-piece bath complete the main floor. The finished basement includes a massive recreation room with subfloor system, office/den, second bathroom, and large laundry/storage area. Enjoy the fully fenced backyard with park views, oversized single garage, large shed, and room for RV parking—an exceptional opportunity for investors or future redevelopment.