

**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/green space; 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.