

# \$895,000 - 47 Montrose Crescent Ne, Calgary

MLS® #A2252013

**\$895,000**

4 Bedroom, 2.00 Bathroom, 1,300 sqft

Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

This would be an incredible investment opportunity in the highly desirable inner-city community of Winston Heights/Mountview. This charming 1955 bungalow sits on a 5997 sq. ft lot. A rare find in a quiet crescent near downtown! This charming home, owned by the same family since 1965, sits on a spacious lot with a full brick fence, offering privacy and a south-facing backyard. The property features a very unique underground cantina, mature apple, plum, and cherry trees, a large garden, and a brick pizza oven—perfect for entertaining. Original hardwood lies beneath the carpet and vinyl in the main house (not in the additions). Two thoughtful additions by the owner provide great potential to renovate into a large open-concept space. Additional perks include a storage room off the garage, extra storage under the front steps, and easy access to 16th Ave, Deerfoot & Edmonton Trail. A true gem with character and opportunity!

Built in 1955

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252013  |
| Price          | \$895,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,300     |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1955        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 47 Montrose Crescent Ne   |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 5P3                   |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 3                                    |
| Parking        | Double Garage Detached, Alley Access |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Bar, Jetted Tub, No Animal Home, No Smoking Home, Laminate Counters |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Stove(s)       |
| Heating           | Natural Gas, Boiler                                                 |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas, Basement, Brick Facing, Mantle                                 |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage             |
| Lot Description   | Back Yard, Garden, See Remarks, Few Trees |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Stucco                             |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 56                |
| Zoning         | R-CG              |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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