



## 4604 29 Avenue Calgary Alberta

\$679,900

**\*\*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 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! (id:6769)

Laundry room 9.75 Ft x 6.92 Ft

3pc Bathroom Measurements not available

Bedroom 14.00 Ft x 10.83 Ft

Family room 16.33 Ft x 10.83 Ft

Recreational, Games room 12.83 Ft x 10.58 Ft

Primary Bedroom 11.42 Ft x 12.67 Ft

Bedroom 11.42 Ft x 9.00 Ft

Living room 16.92 Ft x 11.42 Ft

4pc Bathroom Measurements not available

Kitchen 12.92 Ft x 7.92 Ft

Other 7.50 Ft x 5.58 Ft

Dining room 11.83 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:  
Greater Calgary Real Estate



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca