



## 37 Montrose Crescent Calgary Alberta

\$950,000

Offered for the first time by its original owners, this meticulously maintained bungalow is situated on a massive 851m<sup>2</sup> lot in the desirable Winston Heights/Mountview community. Perfectly positioned on a quiet crescent with minimal traffic, this property offers endless possibilities for future development with R-CG zoning (6-unit capacity) and potential for secondary suites. The home features beautiful hardwood floors throughout the main level, a bright living and dining area, and a functional kitchen. Three well-sized bedrooms and a four-piece bathroom complete the main floor. A separate entrance leads to a fully developed basement with a generous recreation room, a second kitchen, and a three-piece bathroom – ideal for extended family living or future customization. The west-facing backyard is a highlight, perfect for summer evenings, gardening, or entertaining, while the oversized double detached garage provides ample parking and storage. Located just minutes from downtown and close to Marsden Playground, schools, parks, bike trails, and golf courses, this property offers both tranquility and convenience. Don't miss out on the opportunity to own this cherished family home in one of Calgary's most sought-after neighborhoods! (id:6769)

Recreational, Games room 23.58 M x 10.67 M

Kitchen 9.67 M x 7.58 M

Dining room 14.25 M x 9.67 M

3pc Bathroom 10.75 M x 5.75 M

Laundry room 18.17 M x 10.08 M

Living room 19.00 M x 10.67 M

Dining room 14.00 M x 8.33 M

Kitchen 10.67 M x 10.17 M

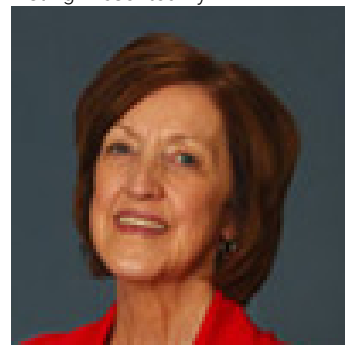
Primary Bedroom 15.08 M x 10.00 M

Bedroom 11.75 M x 10.25 M

Bedroom 10.00 M x 8.00 M

4pc Bathroom 6.42 M x 7.00 M

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.michelegole.com/>



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**REALTY**

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