



## 54 St Monica Avenue Calgary Alberta

\$824,900

Looking for a great location in Inglewood to reno or redevelop? This is the perfect spot for you. A fantastic starter home to get you into this prestigious neighbourhood, a great rental property or prime redevelopment site on this 54' wide, R-C2 zoned lot. Enjoy a full block of green space with Nellie Breen Park right outside your front door and the neighborhood pathways. You are only a 1/2 block to the Bow River pathway system and two blocks to all of the cool shops, restaurants and amenities of Inglewood on 9th Avenue. A great space for the kids to roam! A cosy front family room, galley kitchen, two spacious bedrooms and renovated bath on the main floor. Hardwood floors and rich woodwork throughout give great character to this home. The lower level provide a large Rec Room with upgraded 3pc bath, large closet and plenty of storage. The separate rear entrance provide the opportunity for a basement tenant. Step out to the huge backyard for a hot tub, BBQ and time relaxing on the deck. Plenty of space for kids and dogs! There is an oversized single garage plus a double driveway. Plenty of on site parking plus street parking. Jump on your bike and hit the pathway system for your inner city exploring. You really can't beat this location at this price. These opportunities don't come up that often. (id:6769)

3pc Bathroom 11.50 Ft x 6.58 Ft

Recreational, Games room 23.67 Ft x 9.75 Ft

Storage 4.83 Ft x 4.17 Ft

Furnace 15.00 Ft x 14.00 Ft

4pc Bathroom 7.25 Ft x 4.83 Ft

Bedroom 10.58 Ft x 8.00 Ft

Dining room 9.50 Ft x 6.17 Ft

Kitchen 9.58 Ft x 7.83 Ft

Living room 13.08 Ft x 12.00 Ft

Primary Bedroom 12.17 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE SOLUTIONS

<http://www.mycalgaryrealestate.ca>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca