



## 22 Montrose Crescent Calgary Alberta

\$749,800

Prime Investment Opportunity in Winston Heights! Welcome to this meticulously maintained classic bungalow situated on a rare 60' x 100' lot backing onto park/greenspace—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 (id:6769)

Recreational, Games room 10.83 Ft x 38.17 Ft

Laundry room 6.75 Ft x 10.50 Ft

Office 9.00 Ft x 10.75 Ft

3pc Bathroom 6.75 Ft x 7.50 Ft

Living room 11.42 Ft x 14.08 Ft

Kitchen 8.92 Ft x 11.42 Ft

Dining room 8.17 Ft x 8.92 Ft

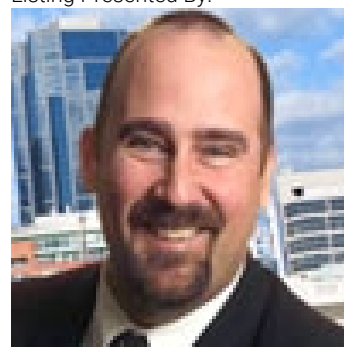
Primary Bedroom 9.58 Ft x 11.42 Ft

Bedroom 8.08 Ft x 9.83 Ft

Bedroom 9.83 Ft x 9.83 Ft

4pc Bathroom 6.00 Ft x 11.25 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

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