



4532 Montgomery Avenue Calgary Alberta

\$629,900

Welcome to this renovated 2 Storey home in the desirable golden triangle of inner-city Montgomery! Great opportunity for a first time home buyer or investor. Excellent floor plan with 3 bedrooms and 1 1/2 bathrooms. Recent updates include newer paint and laminate flooring throughout, updated windows, furnace and water heater. The main level offers an open style kitchen with Legacy cabinetry & granite countertops, newer laminate flooring, wood burning fireplace and stainless steel appliances. Upstairs contains 3 bedrooms including a large master bedroom and renovated full bathroom. The lower developed level has a large recreation room, laundry and extra storage. The extra deep back yard is a good size, and comes with a single detached garage and large deck for entertaining. This is a super location, steps to the Bow River Pathway, 4 children's playgrounds, Edworthy & Shouldice Parks and convenient to the U of C, Children's and Foothill's Hospital, Market Mall, COP, and only 15 minutes by bicycle to the core. Call to view today! (id:6769)

Primary Bedroom 16.33 Ft x 9.58 Ft

Bedroom 11.50 Ft x 7.00 Ft

Bedroom 9.00 Ft x 8.25 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

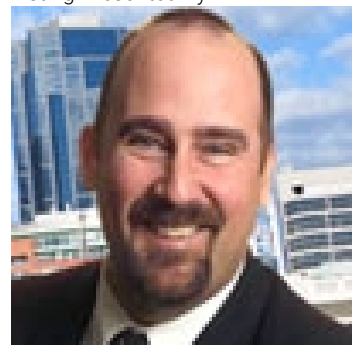
Recreational, Games room 30.00 Ft x 10.00 Ft

Living room 13.00 Ft x 12.00 Ft

Kitchen 13.00 Ft x 9.50 Ft

2pc Bathroom 4.58 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<http://www.dereklien.ca/>

RE/MAX Realty Professionals

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