



4635 29 Avenue Calgary Alberta

\$795,000

Prime Redevelopment Opportunity in Upper Montgomery | 53.5' x 120' LOT | SW BACKYARD | Discover this exceptional 53.5 ft x 120 ft lot in the highly sought-after community of Upper Montgomery, offering endless redevelopment potential. This spacious property is perfect for building two single-family homes, one single-family estate home, a duplex, or even a multi-family development, making it ideal for investors and homeowners alike. With a southwest-facing backyard, this lot ensures abundant natural light and stunning sunsets, perfect for outdoor living and entertaining. Located in a vibrant and established neighborhood, this property is just minutes away from top-tier amenities, including Market Mall & University District for shopping and dining, the University of Calgary, Foothills Medical Centre, Children's Hospital, Schools, parks, and recreational facilities as well as the beautiful Bow River pathways. Upper Montgomery also offers a quick 10-minute commute to downtown Calgary and easy access to major routes like Highway 1 and Stoney Trail, making the Rocky Mountains a short drive away for weekend adventures in Banff and Canmore. This is a rare opportunity to secure a prime lot in one of Calgary's most desirable neighborhoods. Don't miss your chance to create your dream development in Upper Montgomery! (id:6769)

Recreational, Games room 20.00 Ft x 10.92 Ft
Laundry room 11.08 Ft x 10.75 Ft
Storage 8.75 Ft x 8.75 Ft
Storage 11.08 Ft x 6.00 Ft
Bedroom 10.67 Ft x 10.08 Ft

Kitchen 18.67 Ft x 12.17 Ft
Living room 18.00 Ft x 10.67 Ft
Primary Bedroom 12.92 Ft x 8.33 Ft
Bedroom 12.25 Ft x 7.83 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca