

# \$895,000 - 47 Montrose Crescent Ne, Calgary

MLS® #A2252013

## \$895,000

4 Bedroom, 2.00 Bathroom, 1,300 sqft

Residential on 0.14 Acres

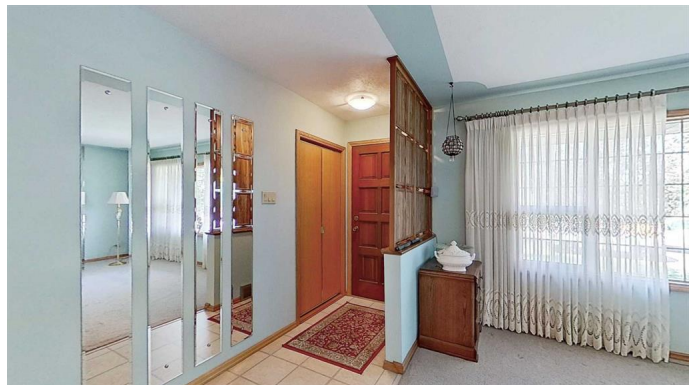
Winston Heights/Mountview, Calgary, Alberta

This would be an incredible investment opportunity in the highly desirable inner-city community of Winston Heights/Mountview. This charming 1955 bungalow sits on a 5997 sq. ft lot. A rare find in a quiet crescent near downtown! This charming home, owned by the same family since 1965, sits on a spacious lot with a full brick fence, offering privacy and a south-facing backyard. The property features a very unique underground cantina, mature apple, plum, and cherry trees, a large garden, and a brick pizza oven—perfect for entertaining. Original hardwood lies beneath the carpet and vinyl in the main house (not in the additions). Two thoughtful additions by the owner provide great potential to renovate into a large open-concept space. Additional perks include a storage room off the garage, extra storage under the front steps, and easy access to 16th Ave, Deerfoot & Edmonton Trail. A true gem with character and opportunity!

Built in 1955

## Essential Information

MLS® #	A2252013
Price	\$895,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,300



Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	47 Montrose Crescent Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5P3

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Alley Access
# of Garages	2

### **Interior**

Interior Features	Bar, Jetted Tub, No Animal Home, No Smoking Home, Laminate Counters
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Stove(s)
Heating	Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, Brick Facing, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Garden, See Remarks, Few Trees
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 28th, 2025
Days on Market	42
Zoning	R-CG

### **Listing Details**

Listing Office	ComFree
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