\$950,000 - 37 Montrose Crescent Ne, Calgary

MLS® #A2199348

\$950,000

3 Bedroom, 2.00 Bathroom, 1,103 sqft Residential on 0.21 Acres

Winston Heights/Mountview, Calgary, Alberta

Offered for the first time by its original owners, this meticulously maintained bungalow is situated on a massive 851mÂ2 lot in the desirable Winston Heights/Mountview community. Perfectly positioned on a quiet crescent with minimal traffic, this property offers endless possibilities for future development with R-CG zoning (6-unit capacity) and potential for secondary suites. The home features beautiful hardwood floors throughout the main level, a bright living and dining area, and a functional kitchen. Three well-sized bedrooms and a four-piece bathroom complete the main floor. A separate entrance leads to a fully developed basement with a generous recreation room, a second kitchen, and a three-piece bathroom â€" ideal for extended family living or future customization.

The west-facing backyard is a highlight, perfect for summer evenings, gardening, or entertaining, while the oversized double detached garage provides ample parking and storage. Located just minutes from downtown and close to Marsden Playground, schools, parks, bike trails, and golf courses, this property offers both tranquility and convenience. Don't miss out on the opportunity to own this cherished family home in one of Calgary's most sought-after neighborhoods!







Built in 1955

Essential Information

MLS® # A2199348 Price \$950,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,103
Acres 0.21
Year Built 1955

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 37 Montrose Crescent Ne Subdivision Winston Heights/Mountview

City Calgary
County Calgary
Province Alberta
Postal Code T2E 5N8

Amenities

Parking Spaces 6

Parking Double Garage Detached, Driveway, Oversized

of Garages 2

Interior

Interior Features Separate Entrance

Appliances None

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Garden

Lot Description Pie Shaped Lot Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 28

Zoning R-CG

Listing Details

Listing Office eXp Realty

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