

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

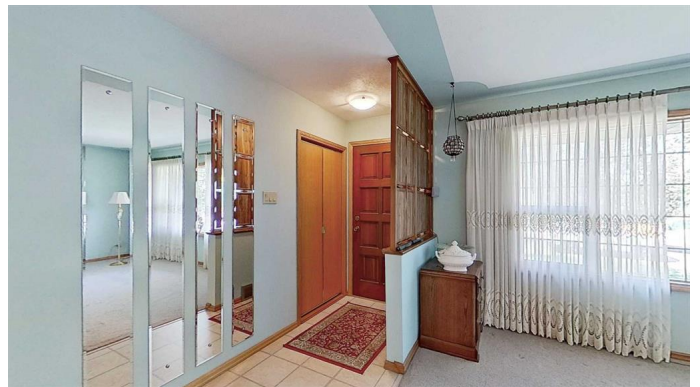
MLS® #A2252013

## \$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	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	August 28th, 2025
Days on Market	82
Zoning	R-CG

### **Listing Details**

Listing Office	ComFree
----------------	---------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.