



THE
A-TEAM

**RE/MAX
FIRST**

4836 MONTANA Crescent, Calgary T3B1E8

MLS®#: **A2174038**

Area: **Montgomery**

Listing Date: **10/23/24**

List Price: **\$710,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area

Abv Sqft: **874**
Low Sqft:
Ttl Sqft: **874**

DOM

6

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,789 sqft**
Lot Shape:

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Garden,Reverse Pie Shaped Lot,Many Trees**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Courtyard,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Jetted Tub,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`10" x 4`10"
Kitchen	Main	11`7" x 13`9"
Game Room	Lower	11`3" x 10`5"
Bedroom - Primary	Main	11`4" x 11`4"
Living Room	Main	13`6" x 15`6"
Furnace/Utility Room	Lower	4`10" x 9`2"

Room	Level	Dimensions
Bedroom	Main	11`4" x 9`8"
3pc Bathroom	Lower	8`11" x 7`5"
Walk-In Closet	Lower	8`10" x 10`3"
Breakfast Nook	Main	6`3" x 8`10"
Laundry	Lower	9`3" x 6`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

485GR

Remarks

Pub Rmks:

Welcome to the best kept character home in the city! Every square foot of this property has been lovingly curated and maintained by the current owners for more than 23 years! This home shows like a piece of art, and holds many amazing pieces of art as well! The owners took great pride in maintaining the house and yard and have had many items professionally upgraded during their time here. The kitchen and both bathrooms are all gorgeous, custom upgrades to this home. The irregular shape of the lot lends to the uniqueness of the home and has been turned into a garden paradise with many unique, dedicated areas to enjoy! This 2 bed, 2 bath bungalow shows like a true home and not just another cookie cutter, white-washed house. The basement room currently being used as a walk-in closet could easily be a third bedroom with the replacement of the window to meet code. The over sized single detached garage is large enough for 2 small vehicles and there's still room to park another vehicle behind it. There's an additional off street parking pad at the front of the property that's big enough for RV parking as well! Centrally located in Montgomery, this home is close to shopping at Market Mall, the University, Foothills Hospital, many walking paths and trails, and has quick access out of the city towards the mountains. There's so many amazing features in this home to fall in love with, don't miss your chance to call it your own!

Inclusions:
Property Listed By:

**Gas patio heater in backyard
Grassroots Realty Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











