



1903 HOME Road, Calgary T3B 1H2

MLS®#: **A2191375** Area: **Montgomery** Listing Date: **01/31/25** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Calgary**
 Year Built: **1954**
 Lot Sz Ar: **8,643 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,516**
 Low Sqft:
 Ttl Sqft: **1,516**

DOM
22
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Triangular Lot, Corner Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stucco**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`5" x 11`5"	Living Room	Main	21`6" x 11`6"
Dining Room	Main	8`0" x 8`0"	Bedroom - Primary	Second	15`3" x 10`7"
Bedroom	Second	10`10" x 9`5"	Bedroom	Second	10`3" x 9`5"
4pc Ensuite bath	Second		4pc Bathroom	Second	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

67GN

Zoning:
R-CG

Remarks

Pub Rmks:

ATTENTION: INVESTORS & DEVELOPERS! Here is an excellent opportunity for an **OVERSIZED CORNER LOT** in Montgomery, offering **8,643 SQ FT** of prime real estate! **Montgomery** is one of Calgary's rapidly evolving communities, where you can still acquire land at a reasonable price, and plenty of buyers are looking to acquire your finished product! For those seeking an investment opportunity, this property is an excellent option for a "BUY AND HOLD" strategy. This land is currently **R-CG ZONED**, providing the option to build townhomes with basement suites or subdividing for single-family homes. **Montgomery** is a **PERFECT LOCATION MOMENTS TO AMENITIES!** Including Market Mall, **NOtable** The Restaurant, Montgomery Community Association, Shouldice Arena and Athletic Park, Alberta Children's Hospital, and the University of Calgary. The nearby school, Terrace Road School, is a 10-minute away, and Montalban Park is less than a 20-minute away. Reach out today for **more information!**

Inclusions:

None

Property Listed By:

RE/MAX House of Real Estate

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







