



THE
A-TEAM

**RE/MAX
FIRST**

37 MONTROSE Crescent, Calgary T2E 5N8

MLS®#: **A2199348**

Area: **Winston Heights/Mountview**

Listing Date: **03/06/25**

List Price: **\$950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Calgary**
Year Built: **1955**

Finished Floor Area
Abv Sqft: **1,103**
Low Sqft:
Ttl Sqft: **1,103**

DOM

3
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **9,160 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Pie Shaped Lot**
Park Feat: **Double Garage Detached, Driveway, Oversized**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Hardwood, Linoleum, Parquet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	62`4" x 35`0"
Kitchen	Main	35`0" x 33`4"
Bedroom	Main	38`7" x 33`8"
4pc Bathroom	Main	21`1" x 23`0"
Kitchen	Lower	31`9" x 24`10"
Dining Room	Lower	46`9" x 31`9"

Room	Level	Dimensions
Dining Room	Main	45`11" x 27`4"
Bedroom - Primary	Main	49`6" x 32`10"
Bedroom	Main	32`10" x 26`3"
Game Room	Lower	77`4" x 35`0"
3pc Bathroom	Lower	35`3" x 18`10"
Laundry	Lower	59`7" x 33`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4930GV

Zoning:
R-CG

Remarks

Pub Rmks: **Offered for the first time by its original owners, this meticulously maintained bungalow is situated on a massive 851m² 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 — 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!**

Inclusions:
Property Listed By: **Fridge and stove on main and washer/dryer are negotiable
eXp Realty**

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









