

# \$949,500 - 47 Montrose Crescent Ne, Calgary

MLS® #A2252013

## \$949,500

4 Bedroom, 2.00 Bathroom, 1,300 sqft

Residential on 0.14 Acres

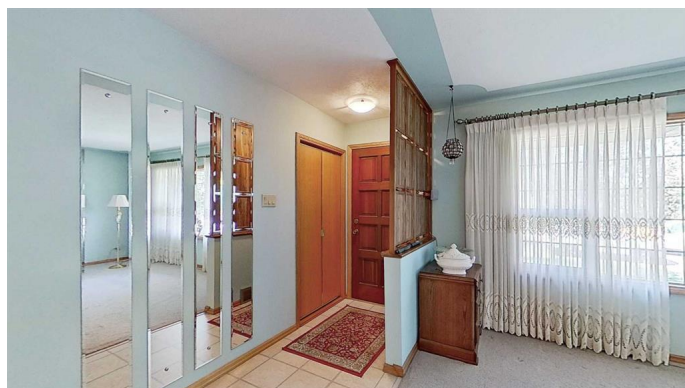
Winston Heights/Mountview, Calgary, Alberta

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          | \$949,500   |
| 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 | Bar, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer       |
| Heating           | Boiler, Natural Gas                                                 |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Basement, Brick Facing, Gas, Mantle                                 |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 21                |

ZoningR-CG

Listing Details

Listing OfficeComFree

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