

# \$839,900 - 54 St Monica Avenue Se, Calgary

MLS® #A2199481

**\$839,900**

2 Bedroom, 2.00 Bathroom, 694 sqft

Residential on 0.12 Acres

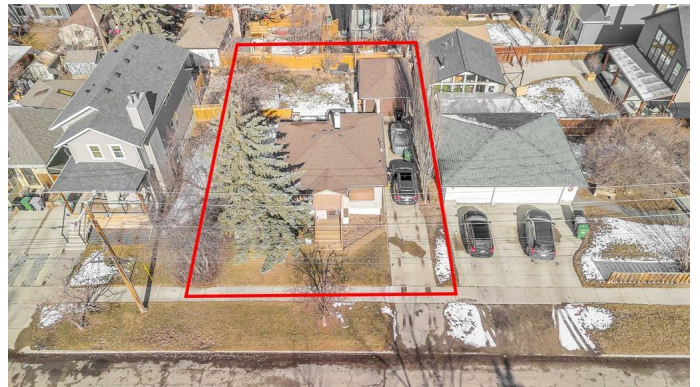
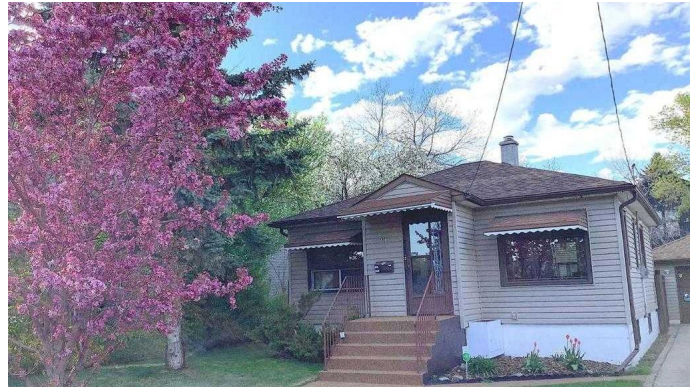
Inglewood, Calgary, Alberta

Situated in the heart of Inglewood, this 54' wide, R-CG zoned lot presents an exceptional opportunity for renovation, investment, or redevelopment. Whether you're seeking a charming starter home, an income-generating rental, or a redevelopment site, this property offers unparalleled potential.

Ideally positioned adjacent to Nellie Breen Park, with direct access to scenic neighborhood pathways, this location provides the best of inner-city living. Just half a block from the Bow River pathway system and two blocks from the vibrant shops, restaurants, and amenities of 9th Avenue, this is a rare chance to secure a prime spot in one of Calgary's most desirable communities.

This lovingly maintained bungalow features a welcoming family room with hardwood floors, a functional galley kitchen, two good sized bedrooms, and a renovated 4-piece bathroom with a jetted tub. The fully developed lower level includes a spacious recreation room, an upgraded 3-piece bathroom, ample storage, brand new hot water tank, and a separate rear entrance, presenting an excellent opportunity for a legal or illegal secondary suite.

The expansive backyard is designed for relaxation and entertaining, offering spacious deck, a hot tub, and privacy. The home has both newer siding and roof. With an oversized single garage, a double driveway, and ample



street parking, convenience is assured. The large lot size would allow for the single car garage to be replaced and develop a double detached garage with a mother-in-suite above.

For outdoor enthusiasts, the nearby pathway system provides endless opportunities for biking and exploring the city. Properties with this level of potential in Inglewood are a rare find—don't miss this exceptional investment opportunity!

Built in 1946

**Essential Information**

MLS® #	A2199481
Price	\$839,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	694
Acres	0.12
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	54 St Monica Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3Y3

**Amenities**

Parking Spaces	3
Parking	Driveway, Front Drive, Garage Door Opener, Oversized, Single Garage

	Detached, Garage Faces Front
# of Garages	1

### Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, Treed
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 6th, 2025
Days on Market	60
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Solutions
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