$930,000 - 37 Montrose Crescent Ne, Calgary

MLS® #A2213999

$930,000
3 Bedroom, 2.00 Bathroom, 1,103 sqft
Residential on 0.21 Acres

Winston Heights/Mountview, Calgary, Alberta

Offered for the first time by its original owners, this meticulously maintained bungalow is situated on a massive 851mÂ² 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 â€” 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. Donâ€™t miss out on the opportunity to own this cherished family home in one of Calgaryâ€™s most sought-after neighborhoods!

Built in 1955

Essential Information

MLS® #	A2213999
Price	$930,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,103
Acres	0.21
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	37 Montrose Crescent Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5N8

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Oversized
# of Garages	2

Interior

Interior Features	Separate Entrance
Appliances	Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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