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Century 21 Bamber Realty Ltd
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MLS®# A2042546

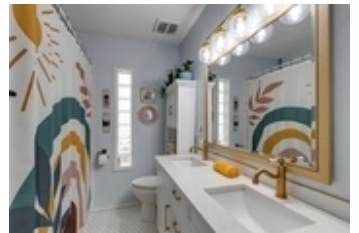


Property Value	\$639,900
Type	Detached
Style	Bungalow
Basement	Finished, Full
Parking	Double Garage Detached
Year Built	1947
Living Area	1,241.51 sq.ft.
Lot Frontage	15.19 ft
Lot Size Area	5,984 sq.ft.
Bedrooms	5
Bathrooms	2 full

Description

Welcome to your new home in the vibrant and sought-after community of Montgomery! This is a rare opportunity to own a stunning property perched on a large R2 50 x 120 treed lot, offering the perfect blend of space, comfort, and style. Boasting over 2400 total sqft of living space, 5 beds, and 2 baths, this exceptional home is sure to tick all the boxes for your inner-city lifestyle. As you step inside, you'll be greeted by the warm and inviting atmosphere that flows throughout the home. The heart of the home is the recently renovated main floor living spaces, which have been thoughtfully designed to maximize space and functionality. The beautiful kitchen is a chef's delight, featuring modern brass finishes, new cabinets, appliances, tons of storage, and more. Whether you're cooking a family meal or entertaining guests, this kitchen is sure to impress. Adjacent to the kitchen, you'll find 3 spacious bedrooms, each offering a peaceful retreat at the end of a long day. One of the bedrooms is currently being used as an office, providing a versatile space that can be customized to suit your needs. The main floor laundry and full bath complete the main level, adding to the convenience and functionality of this exceptional home. The lower level is equally impressive, boasting 2 additional bedrooms, a 3-piece bath, tons of storage space, and a large rec area. Whether you're looking for extra living space or a separate area for guests, this lower level offers endless possibilities. But that's not all! This fabulous residence is situated on an outstanding huge lot complete with a gazebo (included), an oversized double garage, RV parking, and plenty of outdoor space to enjoy those beautiful Calgary summers. Other upgrades include new flooring, an electric fireplace, all new doors (including front door) on the main floor, paint, new front railing and steps, and more. The other perk of this home is its unbeatable location, just steps away from the picturesque Bow River. Enjoy the walking/bike paths, Shouldice park, schools, shopping, city transit, and easy access to main roadways. This is truly a must-see property that offers the perfect balance of city living and outdoor recreation. Book your showing today and experience the lifestyle that awaits you in Montgomery!







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