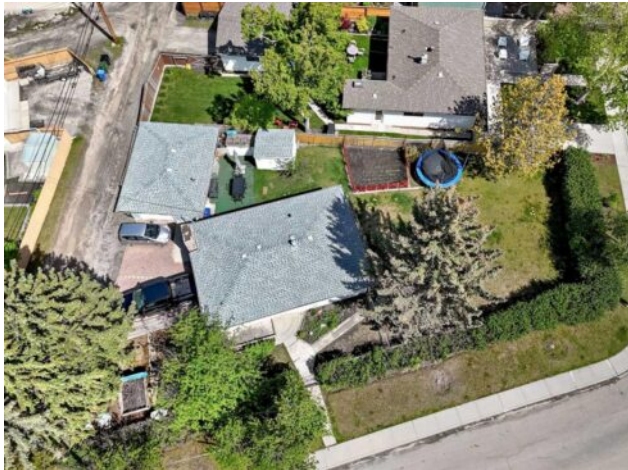


**4803 Montana Crescent NW**  
**Calgary, Alberta**

**MLS # A2317811**



**\$799,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Corner Lot, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Premium development opportunity in Upper Montgomery. This 7,900 sq. ft. R-CG corner lot in a fantastic location with south-facing backyard exposure and excellent future potential. Whether you are looking to buy and hold, build a custom home, or explore row townhouse development with City approval, this is a strong opportunity in one of northwest Calgary's most connected communities. The existing home offers 3 bedrooms up, a finished basement, a lovely functional kitchen and updated bedroom windows. The home is in good working condition and could be rented out while you finalize future plans. Located within walking distance to Montalban Park, transit, and nearby amenities, with quick access to Market Mall, the University of Calgary, Foothills Hospital, Children's Hospital, and major routes. A fenced backyard single detached garage with mechanic's pit and storage shed add practical value to the property today while the lot offers strong long-term upside.