

\$749,900 - 1903 Home Road Nw, Calgary

MLS® #A2191375

\$749,900

3 Bedroom, 2.00 Bathroom, 1,516 sqft
Residential on 0.20 Acres

Montgomery, Calgary, Alberta

ATTENTION: INVESTORS & DEVELOPERS!

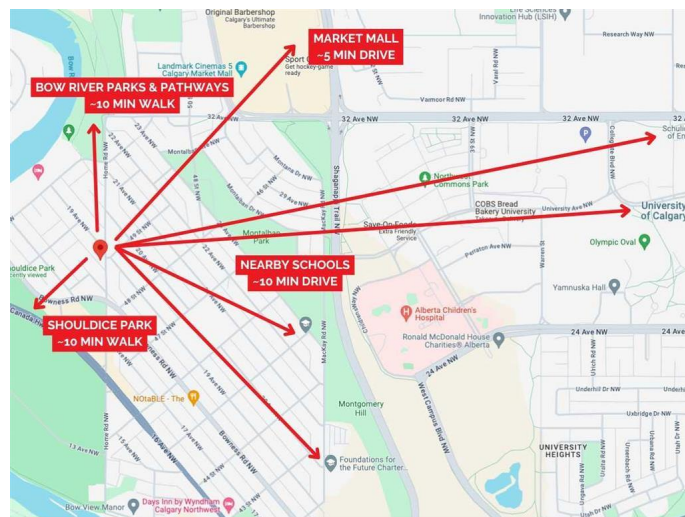
Here is an excellent opportunity for an **OVERSIZED CORNER LOT** in Montgomery, offering 8,643 SQ FT of prime real estate! Montgomery is one of Calgary's rapidly evolving communities, where you can still acquire land at a reasonable price, and plenty of buyers are looking to acquire your finished product! For those seeking an investment opportunity, this property is an excellent option for a "BUY AND HOLD" strategy. This land is currently R-CG ZONED, providing the option to build townhomes with basement suites or subdividing for single-family homes.

Montgomery is a **PERFECT LOCATION MOMENTS TO AMENITIES!** Including Market Mall, Notable The Restaurant, Montgomery Community Association, Shouldice Arena and Athletic Park, Alberta Children's Hospital, and the University of Calgary. The nearby school, Terrace Road School, is a 10-minute away, and Montalban Park is less than a 20-minute away. Reach out today for more information!

Built in 1954

Essential Information

MLS® #	A2191375
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,516
Acres	0.20
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1903 Home Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1H2

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Triangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2025
Days on Market	42

Zoning

R-CG

Listing Details

Listing Office

RE/MAX House of Real Estate

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