

# \$649,900 - 4908 23 Avenue Nw, Calgary

MLS® #A2239197

**\$649,900**

5 Bedroom, 2.00 Bathroom, 1,039 sqft  
Residential on 0.13 Acres

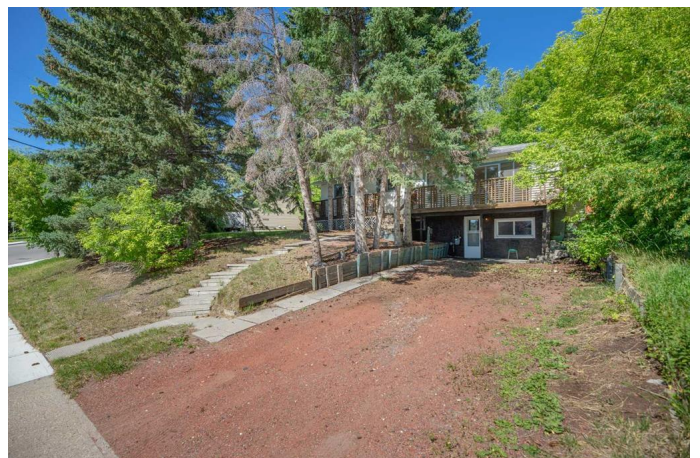
Montgomery, Calgary, Alberta

Welcome to the beautiful and desirable Montgomery, one of Calgary's most sought-after neighbourhoods, where beautiful redevelopment is happening. This hillside bungalow RC-G zoned lot is ideally situated near Foothills Hospital, the Children's Hospital, the University of Calgary, and numerous amenities. This property presents an exceptional opportunity. Whether you're considering building your dream home, undertaking redevelopment, or seeking an immediate rental property, this location has it all. It boasts 5 bedrooms, 2 bathrooms, a separate entrance, a spectacular view of the valley, backs onto a beautiful green space, and it's one of the most charming neighbourhoods in the city. Opportunities like this are rare, so don't miss your chance to act now!

Built in 1954

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2239197  |
| Price          | \$649,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,039     |
| Acres          | 0.13      |
| Year Built     | 1954      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4908 23 Avenue Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0Z7           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Front Drive, Off Street |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Built-in Features, Bookcases, Separate Entrance         |
| Appliances        | Dishwasher, Refrigerator, Dryer, Electric Range, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas, Living Room                                        |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Treed |
| Roof              | Asphalt Shingle                                           |
| Construction      | Wood Frame                                                |
| Foundation        | Poured Concrete                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 96              |
| Zoning         | R-CG            |

**Listing Details**

Listing Office                  Royal LePage Benchmark

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