

\$839,900 - 54 St Monica Avenue Se, Calgary

MLS® #A2199481

\$839,900

2 Bedroom, 2.00 Bathroom, 694 sqft

Residential on 0.12 Acres

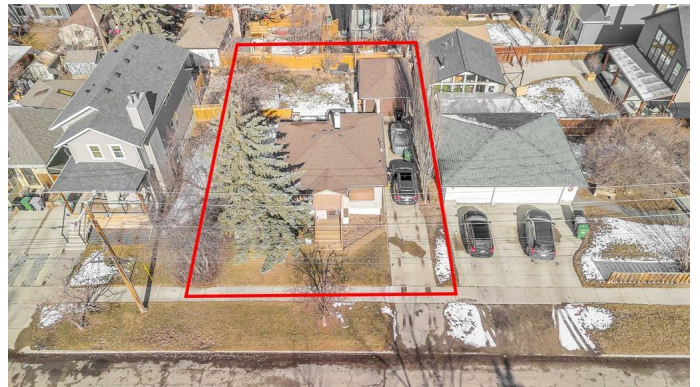
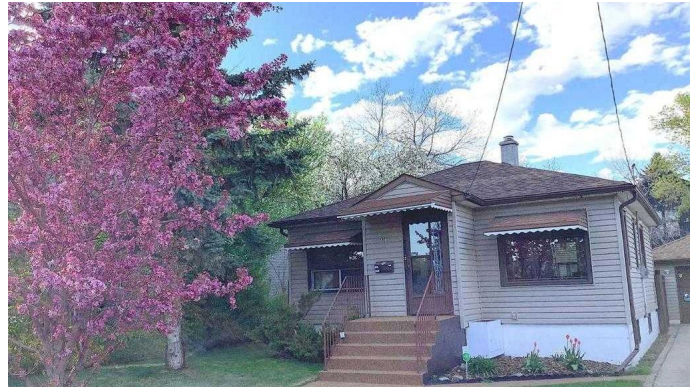
Inglewood, Calgary, Alberta

Situated in the heart of Inglewood, this 54' wide, R-CG zoned lot presents an exceptional opportunity for renovation, investment, or redevelopment. Whether you're seeking a charming starter home, an income-generating rental, or a redevelopment site, this property offers unparalleled potential.

Ideally positioned adjacent to Nellie Breen Park, with direct access to scenic neighborhood pathways, this location provides the best of inner-city living. Just half a block from the Bow River pathway system and two blocks from the vibrant shops, restaurants, and amenities of 9th Avenue, this is a rare chance to secure a prime spot in one of Calgary's most desirable communities.

This lovingly maintained bungalow features a welcoming family room with hardwood floors, a functional galley kitchen, two good sized bedrooms, and a renovated 4-piece bathroom with a jetted tub. The fully developed lower level includes a spacious recreation room, an upgraded 3-piece bathroom, ample storage, brand new hot water tank, and a separate rear entrance, presenting an excellent opportunity for a legal or illegal secondary suite.

The expansive backyard is designed for relaxation and entertaining, offering spacious deck, a hot tub, and privacy. The home has both newer siding and roof. With an oversized single garage, a double driveway, and ample



street parking, convenience is assured. The large lot size would allow for the single car garage to be replaced and develop a double detached garage with a mother-in-suite above.

For outdoor enthusiasts, the nearby pathway system provides endless opportunities for biking and exploring the city. Properties with this level of potential in Inglewood are a rare findâ€”donâ€™t miss this exceptional investment opportunity!

Built in 1946

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2199481 |
| Price | \$839,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 694 |
| Acres | 0.12 |
| Year Built | 1946 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 54 St Monica Avenue Se |
| Subdivision | Inglewood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 3Y3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Driveway, Front Drive, Garage Door Opener, Oversized, Single Garage |

| | |
|--------------|------------------------------|
| | Detached, Garage Faces Front |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home, Separate Entrance |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, Treed |
| Roof | Asphalt |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 41 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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