

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

MLS® #A2199481

**\$839,900**

2 Bedroom, 2.00 Bathroom, 694 sqft

Residential on 0.12 Acres

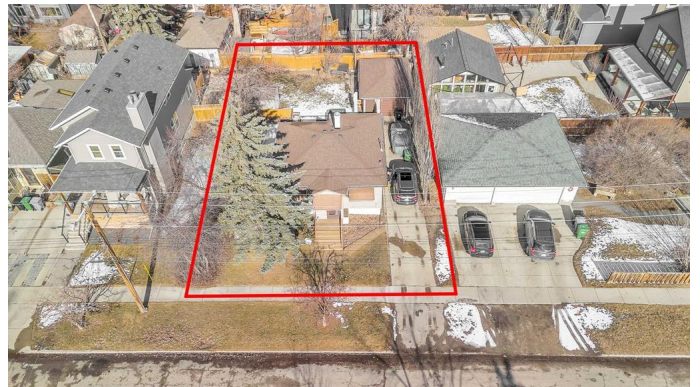
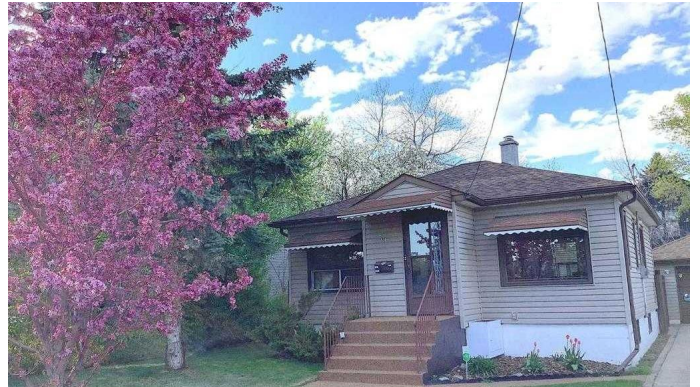
Inglewood, Calgary, Alberta

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 find—don'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 | 45              |
| Zoning         | R-CG            |

### Listing Details

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

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