

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

MLS® #A2199481

**\$839,900**

2 Bedroom, 2.00 Bathroom, 694 sqft  
Residential on 0.12 Acres

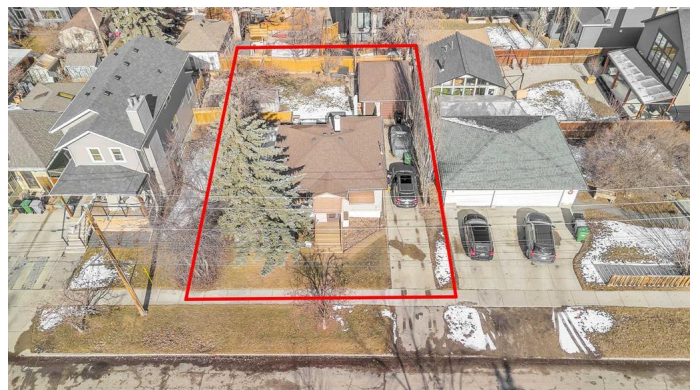
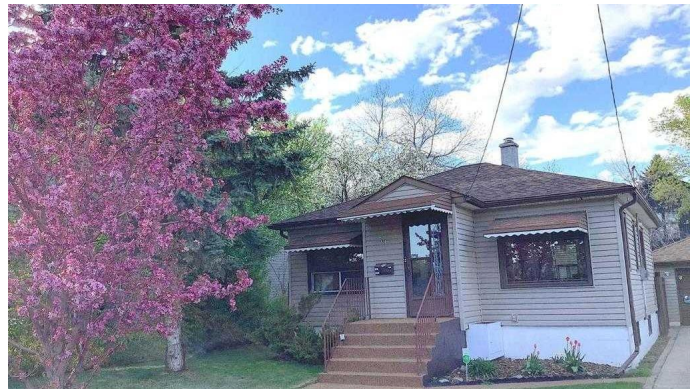
Inglewood, Calgary, Alberta

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 36

Zoning R-CG

### Listing Details

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.