

# Montgomery

## 5231 Sheldon Place NW



THE  
**McKELVIE**  
GROUP.com

real  
Real Broker



MacKenzie Robertson

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# 5231 Sheldon Place NW

Nestled on a prominent corner lot at the top of the hill on 32nd Avenue and 52nd Street, where Montgomery meets Varsity, this thoughtfully upgraded bungalow offers the perfect blend of timeless finishes, modern updates, and everyday convenience. Just a short stroll from the Bow River Pathway, University District, and Market Mall, this location provides the perfect balance of connectivity while retaining the charm and character of a well-established, welcoming neighborhood. In the midst of a competitive market, our sellers were fortunate to secure this exceptional home after connecting personally with its previous owner, who had lovingly cared for it since 1996. Over the past three years, they've added their own personal touches, created countless memories, and continued the home's story of warmth, character, and pride of ownership. Whether you are a developer, young professional couple, or downsizer seeking main-floor living, the possibilities are endless here. With the sellers' family needs evolving, they are ready to move on and pass this cherished home to its next chapter. From the exterior, crisp white cladding with green accents offers a fresh, inviting presence that complements the home's elevated setting. Upon entering, you're welcomed by a bright entryway, while the home's original hardwood floors lend a touch of classic charm. Opening seamlessly into a generous dining area, this is the perfect setting for hosting dinners or enjoying late-night game nights with family and friends. To the right is the renovated kitchen, featuring marbled tile floors, white floor-to-ceiling soft-close cabinetry, butcher block and quartz countertops, and newer stainless-steel appliances. The elevated family room to the left invites you in with its large windows that fill the space with natural light and a beautifully refinished tile that borders the wood-burning fireplace. At the back of the home, a versatile flex space sits just off the dining area and kitchen, ideal as a reading nook, home office, or casual lounge. Sliding patio doors open directly from here to the expansive backyard, where newly installed sod and freshly planted aspen trees create a private oasis—perfect for hosting barbecues or simply relaxing in the sun. The main level also features an upgraded bathroom and two well-appointed bedrooms. Descending to the basement, you'll find a versatile third bedroom and full bathroom, outfitted with a Murphy bed, making it perfect as a guest retreat or workout space. The spacious laundry room offers ample room for storage and organization, while the adjoining hobby shop has long been a cherished space for the sellers' home projects and renovations. Additional updates include a newer furnace, hot water tank, and roof, all providing peace of mind to the next owners for years to come.

# Property Details

**Offered At:** \$750,000

**Possession:** 90 days, negotiable

**Size:** 1,143.63 Sq. Ft.

**Property Taxes (2025):** \$4,205

**Flooring:** Carpet, Hardwood, Vinyl Plank

**Heating:** Forced Air, Natural Gas

**Fireplaces:** 1/Wood Burning

**Kitchen:** The renovated kitchen features marbled tile floors, white floor-to-ceiling soft-close cabinetry, butcher block and quartz countertops, and newer stainless-steel appliances.

**Laundry:** In Basement

**Parking:** Single Garage Attached Total: 4

**Features:** Beamed Ceilings, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage.

**Lot Features:** Prominent corner lot at the top of the hill on 32nd Avenue and 52nd Street, where Montgomery meets Varsity, Back Lane, Deck, Pergola.

# THE FLOOR PLAN

## MAIN FLOOR:

EXTERIOR AREA:  
1143.63 SQ. FT.

INTERIOR AREA:  
1084.83 SQ. FT.

EXCLUDED AREA:  
391.35 SQ. FT.



# THE FLOOR PLAN

## BASEMENT (BELOW GRADE):

EXTERIOR AREA:  
964.30 SQ. FT.

INTERIOR AREA:  
908.01 SQ. FT.

EXCLUDED AREA:  
89.52 SQ. FT.



# ROOM DIMENSIONS

## Main Building

### MAIN FLOOR

4pc Bath: 4'11" x 8'  
Bedroom: 12' x 9'3"  
Bedroom: 10'1" x 11'6"  
Dining: 16'8" x 11'6"  
Garage: 21'10" x 11'8"  
Kitchen: 13'10" x 11'5"  
Living: 14'4" x 17'10"  
Office: 8' x 11'6"  
Storage: 8'9" x 12'6"

### BASEMENT

3pc Bath: 7'2" x 4'1"  
Bedroom: 13'3" x 12'9"  
Laundry: 10'5" x 10'9"  
Rec Room: 33'11" x 10'9"  
Utility: 6'3" x 11'3"  
Workshop: 13'8" x 11'3"

## Main Building

### MAIN FLOOR

Interior Area: 1084.83 sq ft  
Excluded Area: 391.35 sq ft  
Perimeter Wall Thickness: 4.5 in  
Exterior Area: 1143.63 sq ft

### BASEMENT (Below Grade)

Interior Area: 908.01 sq ft  
Excluded Area: 89.52 sq ft  
Perimeter Wall Thickness: 4.5 in  
Exterior Area: 964.30 sq ft  
Finished Area: 781.82 sq ft

## Total Above Grade Floor Area, Main Building

Interior Area: 1084.83 sq ft  
Excluded Area: 391.35 sq ft  
Exterior Area: 1143.63 sq ft

## Total Area (Above & Below Grade), Main Building

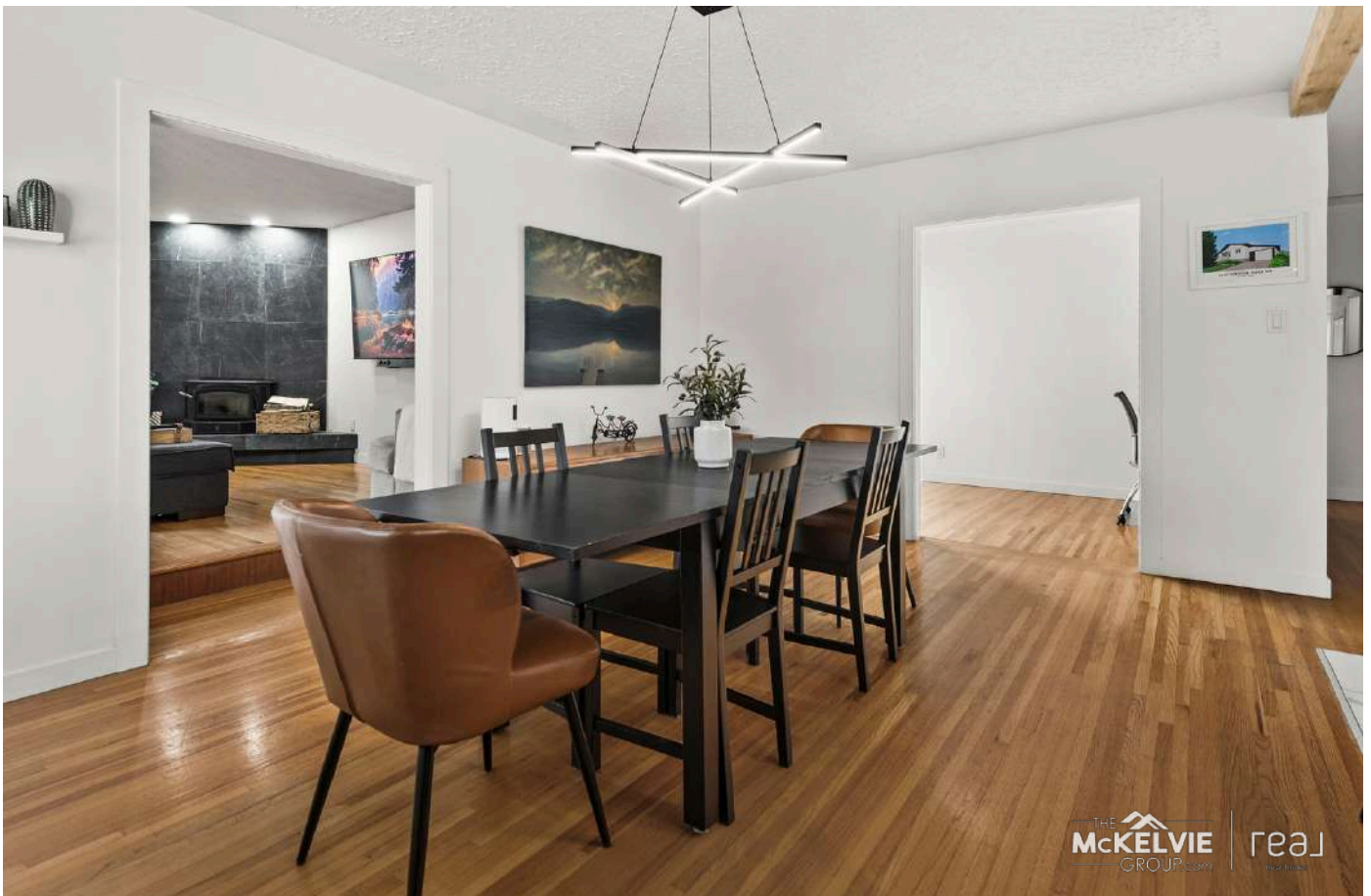
Interior Area: 1992.83 sq ft  
Finished Area (Below Grade): 781.82 sq ft  
Excluded Area: 480.86 sq ft  
Exterior Area: 2107.93 sq ft

## Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

## Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.























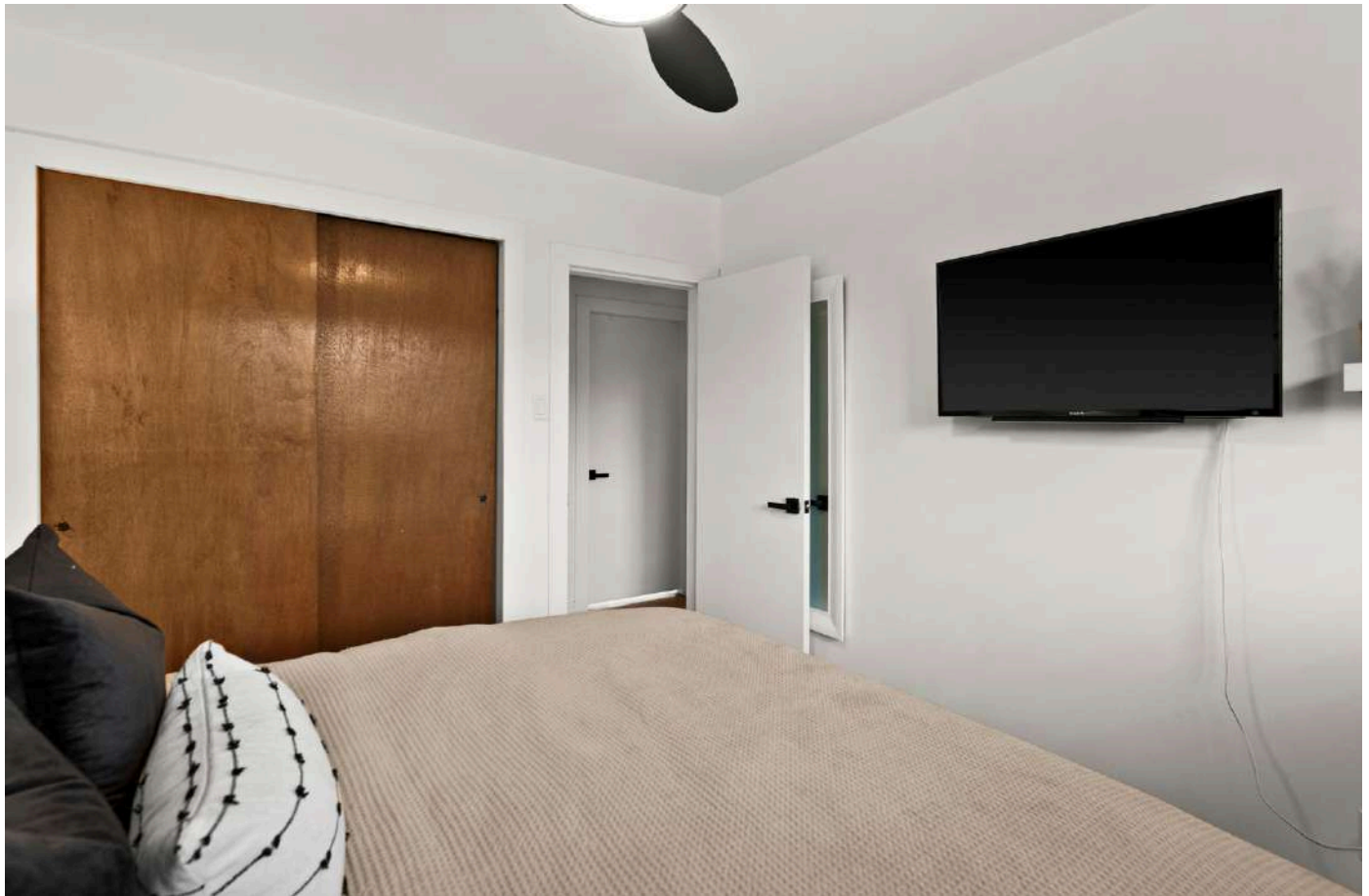
















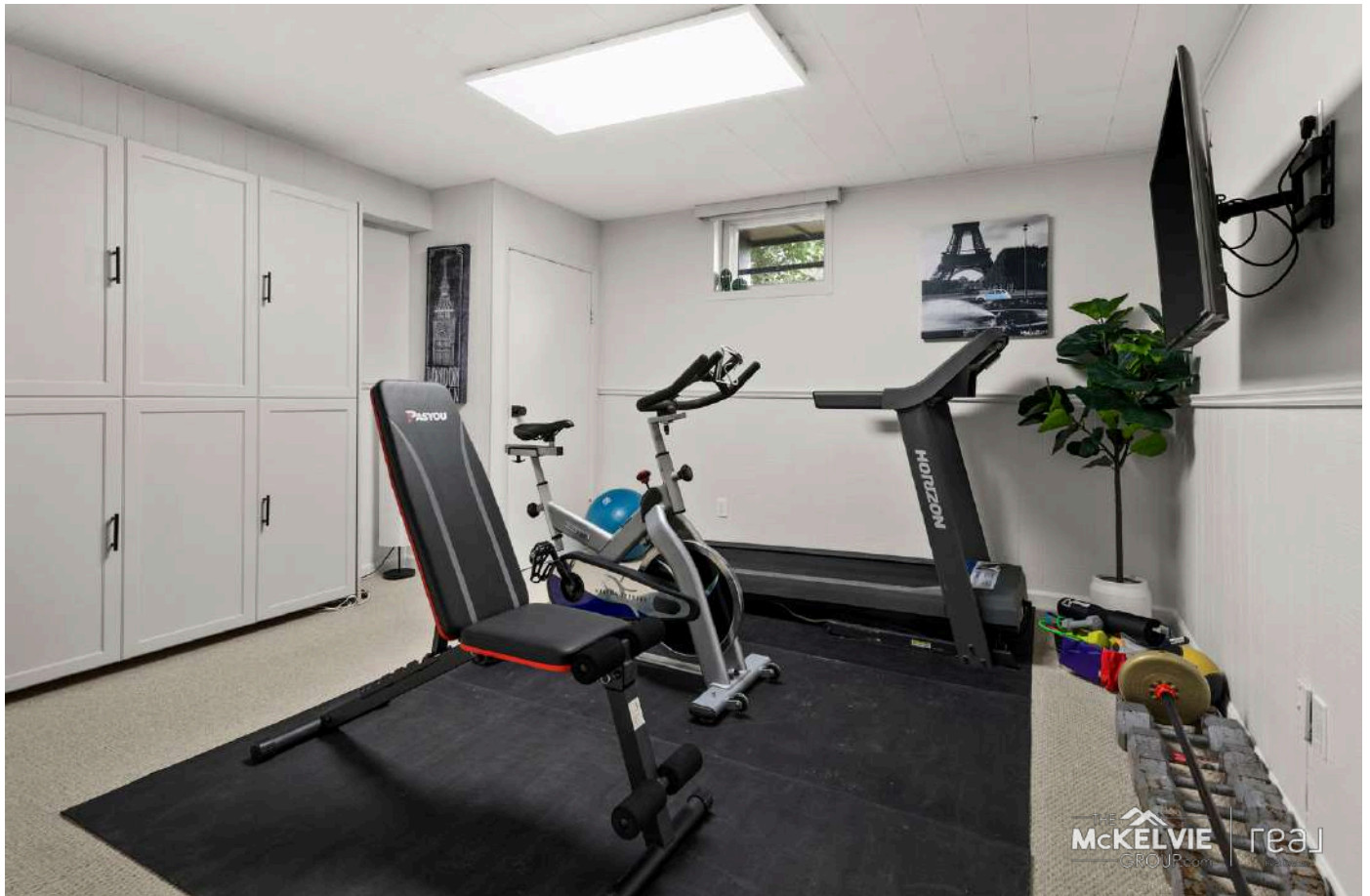


















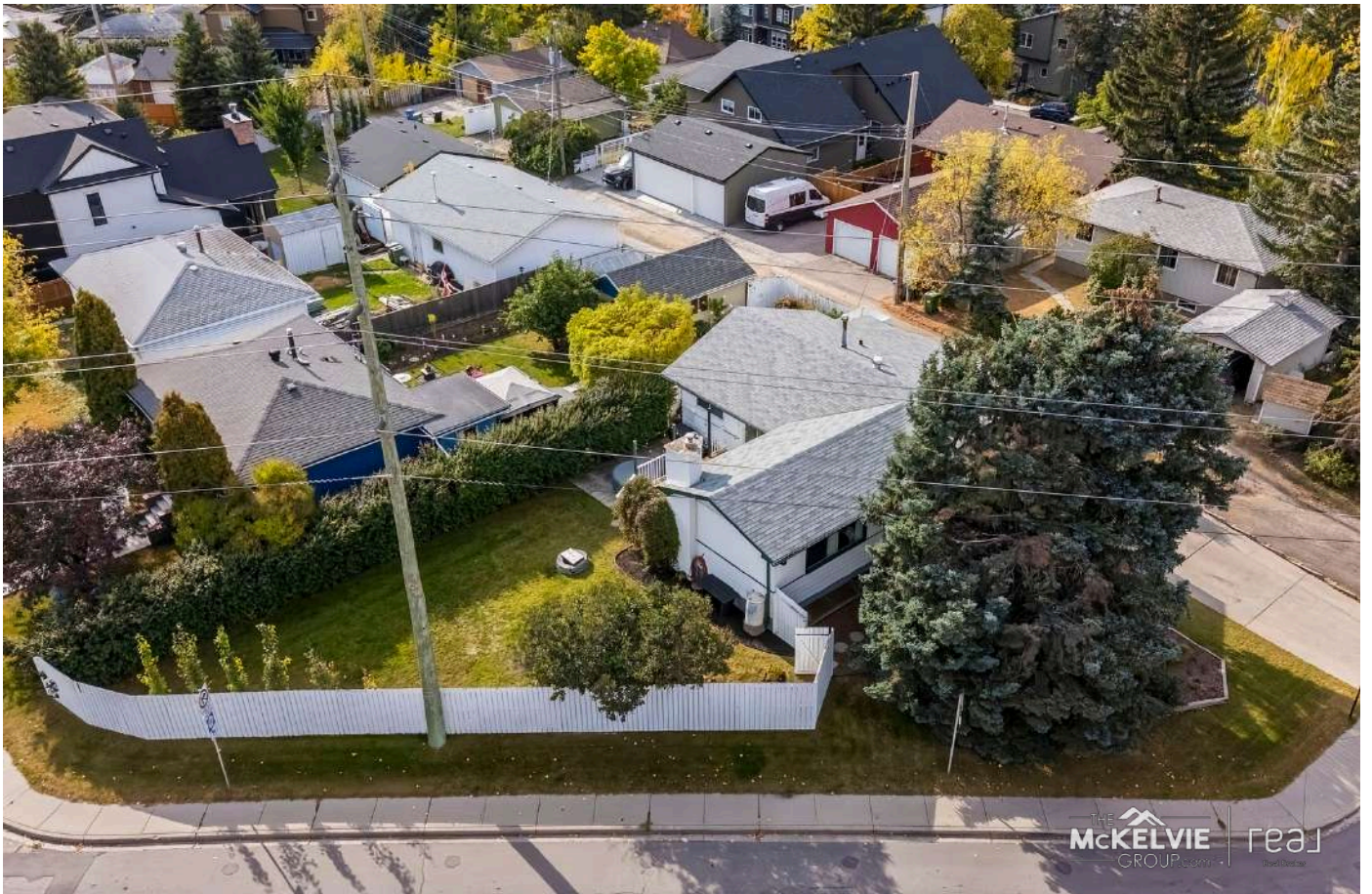












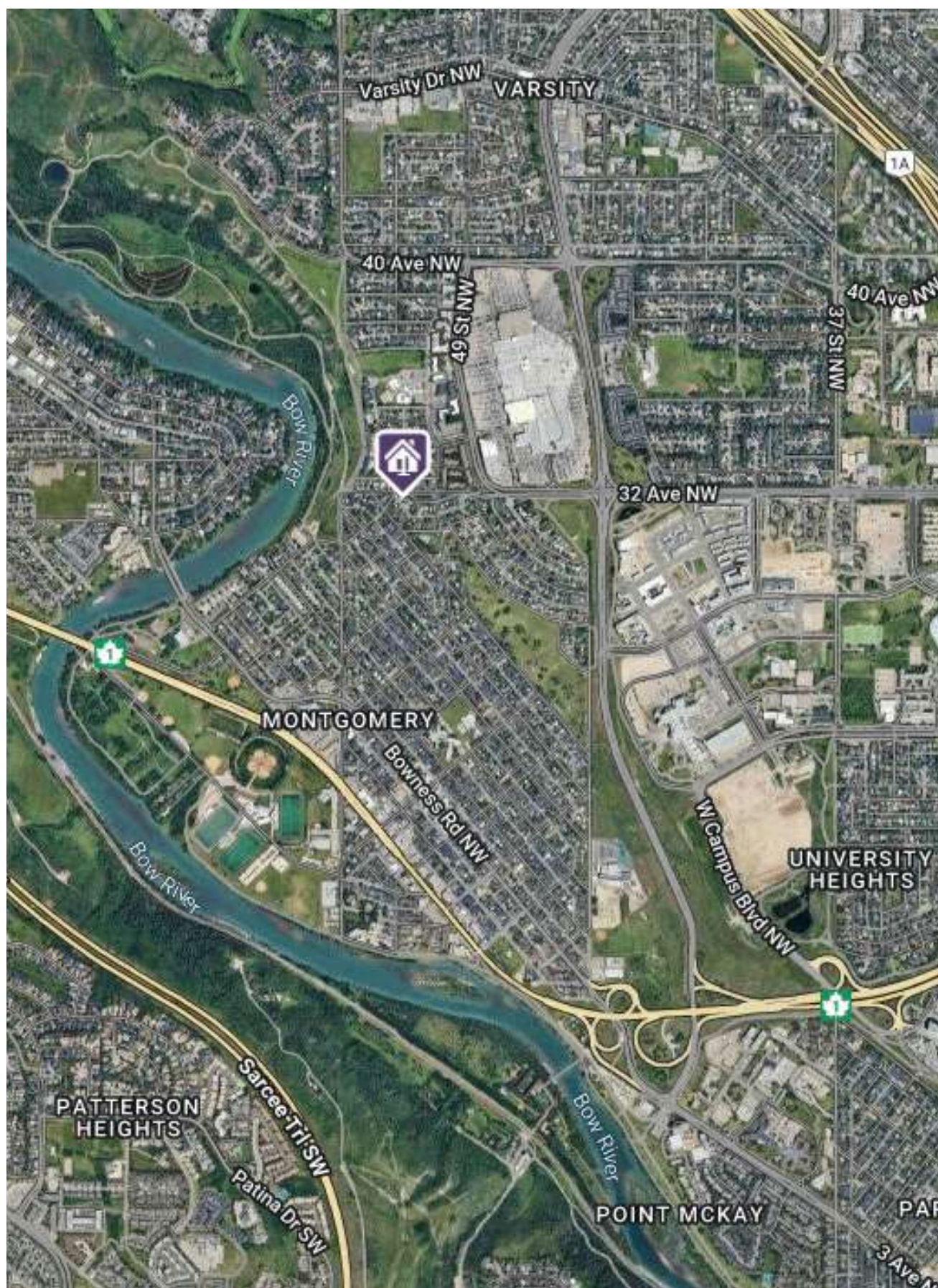


























WELCOME TO

# MONTGOMERY





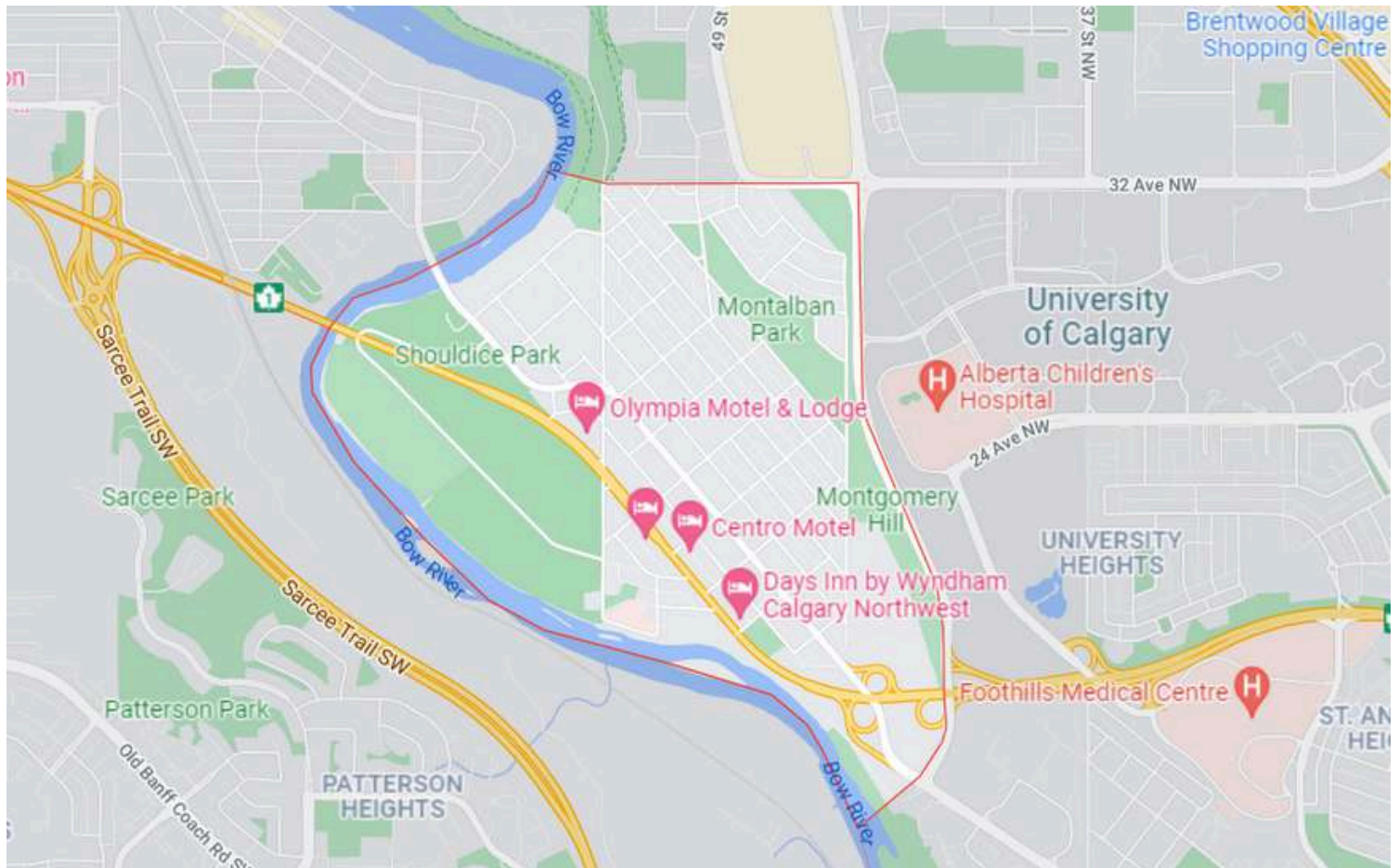
# THE COMMUNITY

## WELCOME TO MONTGOMERY

Montgomery is a residential neighbourhood in the northwest quadrant of Calgary, Alberta. Its boundaries are Shaganappi Trail to the east, 32nd Avenue and Market Mall to the north, and the Bow River to the south and west. Immediately across the river to the west is the community of Bowness, itself a town until being annexed by Calgary in 1964.

Montgomery was originally established as a community in 1911. In 1943, it was renamed to Montgomery, named after Field Marshal Bernard Law Montgomery, 1st Viscount Montgomery of Alamein, a celebrated British military leader who played an important role in World War I and World War II. On December 24, 1957, Montgomery incorporated as a town, but changed to village status less than four months later on April 15, 1958. The village was eventually absorbed by the City of Calgary on August 15, 1963 via amalgamation.

CITY OF CALGARY PROFILE: <https://www.calgary.ca/csps/cns/social-research-policy-and-resources/community-profiles/montgomery.html>





## COMMUNITY



## MONTGOMERY COMMUNITY ASSOCIATION

5003 16 AVENUE NW

403-247-3116

Email: [manager@mcapeople.com](mailto:manager@mcapeople.com)

FACEBOOK LINK: <https://www.facebook.com/MontgomeryCA>

INSTAGRAM LINK: [https://www.instagram.com/mca\\_people/](https://www.instagram.com/mca_people/)

Hall rentals, Events, Programs, playground and more!

## PARKS & REC

### SHOULDICE ATHLETIC PARK

1515 Home Rd NW, Calgary

403-268-2489

<https://www.calgary.ca/csps/recreation/athletic-parks/shouldice-athletic-park.html>

Soccer, football, softball and baseball make Shouldice Athletic Park a sport hotspot for hosting training, leagues and tournaments of all calibers. Located in Northwest Calgary, Shouldice boasts three regulation size artificial turf fields, to all interested rental groups including football, soccer, lacrosse, ultimate, field hockey, rugby, special events, tournaments. In addition to the three artificial turf sport fields, Shouldice has 4 grass sport fields and 8 ball diamonds.





# PARKS & REC

## SHOULDICE PARK

4900 Monserrat Dr NW, Calgary

403-268-2489

<https://www.calgary.ca/csps/parks/locations/nw-parks/shouldice-park.html>

Shouldice Park, in northwest Calgary, is a combination of an athletic park and relaxing neighbourhood park all in one and surrounds the Shouldice Aquatic Centre and Shouldice Arena.

### PARK FEATURES

- Accessible playground
- Picnic sites
- Fire pits and BBQ stands
- Soccer fields
- Baseball diamonds
- Tennis courts
- Washrooms (seasonal)
- Water fountains (seasonal)
- Concession (only open for major sports tournaments)
- Bow river access
- Bike paths & Off-Leash Areas
- Batting cages (operated privately, 403-288-2277)





# PARKS & REC

## SHOULDICE AQUATIC CENTRE

5303 Bowness Rd NW, Calgary

403-268-2489

<https://www.calgary.ca/csps/recreation/pools/shouldice.html>

A multi-purpose recreation facility that offers a wide variety of activities and services, including a lane pool, dive tank, & a steam room.



## SHOULDICE ARENA

1515 Home Rd NW, Calgary

403-268-2489

<https://www.calgary.ca/csps/recreation/arenas/shouldice.html>

This clean and well kept facility hosts minor and adult ice sport leagues.



## THE CAGE

1515 Home Rd NW, Calgary

403-288-2277

<https://www.thecagecalgary.com/>

Batting Cages.



## SHOULDICE OFF LEASH DOG PARK (MONTGOMERY NW)

4923 13 Ave NW, Calgary

This great off-leash area is on the Bow River.





# PARKS & REC

## MONTALBAN PARK

53 50 St NW, Calgary

A nice park with terrific views.



## DALE HODGES PARK

PARKING: 2111 52 St NW, Calgary

<https://www.calgary.ca/csps/parks/locations/nw-parks/dale-hodges-park.html>

Dale Hodges Park is a large natural environment park that lies along the northern bank of the Bow river, adjacent to Bowmont Park, on the lands of a former gravel pit.

The park is dedicated to former Calgary Alderman Dale Hodges in recognition of his 30 years of public service and his many contributions to the city.

### THE PARK FEATURES INCLUDE:

- Storm water pond
- Wetlands
- Wildlife habitat
- Regional pathway
- Trails for cycling and walking
- Look out points
- Boardwalk



## TERRACE ROAD SCHOOL GROUNDS & AKER PLAYGROUND

2103 46 St NW, Calgary, AB T3B 1B3

These school grounds offer a playground and open fields with baseball diamond.





# PARKS & REC - CLOSE BY



## BOWNESS PARK

8900 48 Ave NW

30 hectares of fun with a lagoon, boating, fishing, playgrounds, walking paths, picnic areas, shelters, fire pits, wading pool, tea house & Bow River access.

HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>





## PARKS & REC - CLOSE BY

### SILVERTHORN and BOWMONT PARK

85th Street NW

Located at the bottom of Silver Springs in Bowness by the river.



### EDWORTHY PARK & TOURMALINE OUTDOOR FITNESS

5050 Spruce Dr SW

Edworthy Park is a city park located in the Northwest section of Calgary along the south shore of the Bow River. The Canadian Pacific Railway crosses the length of the park. It was named after Thomas Edworthy, who emigrated to the Calgary area in 1883 from Devon, England. The park has a surface of 1.27 square kilometres and contains over 5 kilometres (3.1 mi) of hiking and biking trails, part of the Bow River pathway. Featuring picnic areas, open fields, playgrounds, the Bow River and off-leash area.



### OFF-LEASH DOG PARKS...Close By

Shouldice Off Leash Dog Park

Edworthy park Off-Leash area

University Off-Leash Dog Park

Link to NW Calgary DOG PARKS:

<https://www.calgary.ca/csps/parks/locations/off-leash-area-locations.html>



## PARKS & REC - CLOSE BY

### BOWNESS COMMUNITY SKATEPARK

4324 77 ST NW



## LIBRARIES

### BOWNESS LIBRARY

6532 Bowness Rd NW

Hours:

Mon, Tues & Wed 10am–8pm

Thursday 10am–5pm

Friday 10am–6pm

Saturday 10am–5pm

Sunday 12–5pm

<https://calgarylibrary.ca/>





## PARKS & REC - CLOSE BY

### CANADA OLYMPIC PARK / WINSPORT

*Year round Fun for the whole family*

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW  
403-247-5452 ext. 4

<https://www.winsport.ca/>



### RIVERSIDE GOLF CENTRE (INDOOR GOLF)

110 Point McKay Crescent NW  
403-287-4653

<http://riversidegolfcentre.ca/>



### SHAGANAPPI POINT GOLF COURSE

1200 26 St SW, Calgary  
403-300-1007

<https://www.calgary.ca/csps/recreation/golf-courses/shaganappi-point.html>



### CONFEDERATION PARK GOLF COURSE

3204 Collingwood Dr NW, Calgary  
403-300-1002

<https://www.calgary.ca/csps/recreation/golf-courses/confederation-park.html>





# SHOPPING

## 16TH AVENUE SHOPS, RESTAURANTS & SERVICES

***16 Ave NW - 5048 Trans-Canada Hwy***

You can find a variety of shops, restaurants & services along this road through Montgomery including: Safeway, Dairy Queen, pubs, gas stations, convenience stores, Tim Hortons, banks, loonie store, auto places, liquor store, bottle depot, hotels and much more!



## GROCERIES

Safeway - 5048 16 Ave NW, Calgary

Safeway Market Mall - 3625 Shaganappi Trail NW

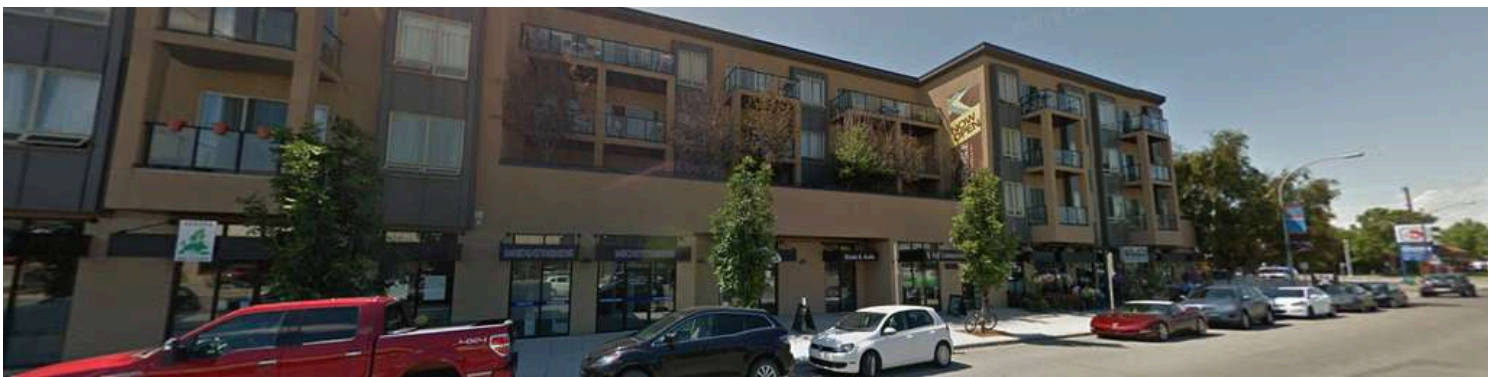
SAVE-ON-FOODS University - 4163 University Ave NW, Calgary

Save-On-Foods - 420 Na'a Plaza SW, Calgary

## BOWNESS ROAD SHOPS, RESTAURANTS & SERVICES

***4611 Bowness Rd NW***

You can find a variety of shops, restaurants & services along this road through Montgomery including: Notable, gas station, thrift shop, vacuum shop, restaurants, barber shop, a book store, Atomic Dog and more!





## SHOPPING - CLOSE BY

### MARKET MALL

3625 Shaganappi Trail NW

403-288-5466

<https://www.cfshops.com/market-mall.html>

A large food court join 200 retailers on 1 level at this indoor shopping plaza.



### BOWNESS ROAD

This street offers an abundance of shops, services and restaurants, including a car wash, Bow Cycle, Salt 'N' Pepper, Bowmont Medical Clinic, an art studio, Bowness Health food store, a pub, Pharmacy, Tim Hortons and a 7/11 convenience store and much more!

Near Bowness Park on 85th Street you will also find Angels Drive-In. A playful joint with a 1950s vibe serving classic diner grub such as burgers, sandwiches & ice cream.

and a small strip mall with a convenience store and more.





# SHOPPING - CLOSE BY

## WEST BOWNESS SHOPPING CENTRE

is on the corner of Bowness Road and 77 Street. Where there are more shops and services, including Esso gas station and convenience store, bakery, The Dell Cafe, hair dresser, Medicine Shoppe, Macs and more!



At the top of Bowfort Road (near Canada Olympic Park) you will find more restaurants and services, including Starbucks, McDonalds, Wendys, Dennys, two hotels, a car wash, storage place and more!



## SHAGANAPPI VILLAGE SHOPPING CENTRE

4625 Varsity Dr NW, Calgary  
7/11, gas station, professional building, Kicks Sports, Goodwill, restaurants, liquor store and more.

## NORTHLAND VILLAGE MALL

5111 Northland Dr NW #440, Calgary  
Walmart, Winners, Best Buy, food court, stores, and services.

## DALHOUSIE STATION SHOPPING CENTRE

Dalhousie Dr NW, Calgary  
Safeway, Indigo Books, Earls, liquor store, pet store, dollar store, restaurants and much more!

## BEACON HILL

11420 Sarcee Trail NW  
Beacon Hill offers a Costco, Home Dept, Canadian Tire, and numerous shops, services and restaurants.

## CROWFOOT VILLAGE

20 Crowfoot Crescent NW  
Only minutes away to all that Crowfoot has to offer, including a Cineplex, Lowes, grocery stores, AMA, Indigo books, and numerous restaurants, shops and services. Plus the C-Train station hub that takes you downtown.

## PUBLIC TRANSIT:

<http://www.calgarytransit.com/schedules-maps>



# SERVICES

## POLICE

**CALL 911 FOR ALL EMERGENCIES.**

CALGARY POLICE SERVICE  
DISTRICT 3 - NORTH HAVEN  
4303 14 ST NW  
(403) 428-6300



## FIRE STATION

CALGARY FIRE DEPARTMENT  
STATION 15  
6328 35 Ave NW

## HOSPITALS

### FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)  
1403 29 Street NW  
Phone: 403-944-1110 (Switchboard)

### ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)  
2888 Shaganappi Trail NW  
Phone: 403-955-7211

### COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM TO 10PM DAILY  
60 Grande Boulevard, Cochrane.  
Phone: 403-851-6000 (Switchboard)

### ROCKYVIEW GENERAL HOSPITAL

(24 HOUR EMERGENCY)  
7007 14 St SW  
(403) 943-3000

### SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)  
1213 4 St SW  
(403) 955-6200



## DENTISTS

### BOW RIVER DENTAL CENTRE

4411 16 Ave NW Suite 110, Calgary  
403-247-0999

### POINT MCKAY DENTAL CARE

145 Point Dr NW #4, Calgary  
403-283-7829  
<https://www.pointmckaydental.com>

### BOWNESS DENTAL CENTRE

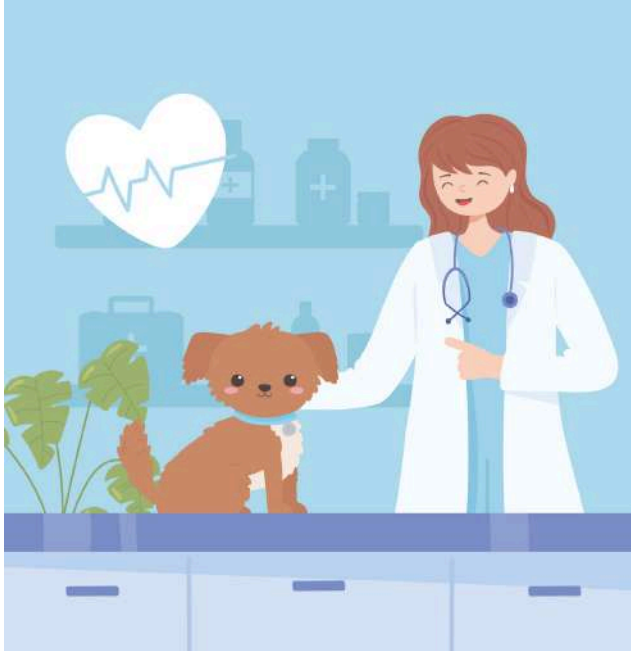
7930 Bowness Rd NW #52  
(403) 288-6696  
<http://bownessdental.ca/>

### BOWNESS PARK DENTAL CLINIC

4707 85 St NW, Calgary  
(403) 454-5565  
<https://www.bownessparkdental.com/>



# SERVICES



## VETS

### **MONTGOMERY VILLAGE VETERINARY CLINIC & DEKENS HOUSECALL SERVICES**

4611 Bowness Rd NW #117

403-615-8016

<https://montgomeryvillagevet.ca/>

### **BOWNESS ANIMAL HOSPITAL**

7930 Bowness Rd NW unit 18

587-391-3911

<http://www.bownessvet.ca/>

### **BOWMONT ANIMAL HOSPITAL**

5111 Bowness Rd NW

403-286-2727

### **VCA CANADA CROWFOOT ANIMAL HOSPITAL**

150 Crowfoot Crescent NW #211

(403) 241-8944

<https://vcacanada.com/crowfoot/>

## **WALK-IN CLINICS & DOCTORS**

### **SEHET BOW RIVER MEDICAL CENTRE**

130-4411 16 Ave NW, Calgary

403-291-2122

<https://www.sehetclinic.ca/>

### **PINNACLE MEDICAL CENTRES**

4611 Bowness Rd NW #125, Calgary

587-774-6400

<https://www.pinnaclemedicalcentres.com/montgomery-medical-clinic/>

### **BOWMONT MEDICAL CLINIC**

6535 Bowness Rd NW

(403) 247-9797

[https://bowmont.ca/medicenter\\_weekdays/wednesday/](https://bowmont.ca/medicenter_weekdays/wednesday/)

### **BOWNESS FAMILY MEDICAL CENTRE**

52-7930 Bowness Rd NW

(403) 455-9983

<https://www.medstopmedicalclinics.ca/>





# SCHOOLS

## PUBLIC

### **TERRACE ROAD SCHOOL (K-6) PUBLIC**

2103 46 St NW Calgary

Phone: 403-777-6080

<http://school.cbe.ab.ca/school/TerraceRoad/>

### **F.E. OSBORNE SCHOOL (6-9)**

5315 Varsity Dr NW

403-777-7540

<http://school.cbe.ab.ca/school/feosborne/>

### **BOWNESS HIGH SCHOOL (10-12) PUBLIC**

4627 77 St NW

Phone: 403-286-5092

<http://school.cbe.ab.ca/school/Bowness/Pages/default.aspx>

## PRIVATE SCHOOLS

Calgary Waldorf School

[www.calgarywaldorf.org](http://www.calgarywaldorf.org)

Webber Academy

<http://www.webberacademy.ca/>

Renert School

[www.renertschool.ca](http://www.renertschool.ca)

Mountain View Academy

<http://mountainviewacademy.ca/>



## CATHOLIC

### **OUR LADY OF THE ASSUMPTION SCHOOL**

**(K-9) Catholic**

7311 - 34 Avenue NW

403-500-2045

<https://ourladyofassumption.cssd.ab.ca/>

### **ST. FRANCIS HIGH SCHOOL (10-12) CATHOLIC**

877 Northmount Drive NW

Phone: 403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

