

454 22 Avenue NE  
Calgary, Alberta

MLS # A2266951



# \$959,900

|                  |                                        |               |                  |
|------------------|----------------------------------------|---------------|------------------|
| <b>Division:</b> | Winston Heights/Mountview              |               |                  |
| <b>Type:</b>     | Residential/Duplex                     |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side        |               |                  |
| <b>Size:</b>     | 1,750 sq.ft.                           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached   |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Rectangular Lot |               |                  |

|                    |                                                                                                                       |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                                                                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** None

Welcome to Winston Heights Mountview! This modern infill comes with a legal basement suite with its own entrance and offers over 2250 sq. ft. of finished space. It features 5 bedrooms and 3.5 bathrooms, with high-end finishes throughout. The main floor has 10' ceilings, big windows, an open dining area, and a stylish kitchen with quartz counters, a large island, and KitchenAid stainless steel appliances. The living room includes a gas fireplace, built-in shelves, and access to the patio. Upstairs you'll find the primary bedroom with a 5-piece ensuite and walk-in closet, plus two more bedrooms, a full bathroom, and laundry. The basement has 9' ceilings and a fully legal 2-bedroom suite with its own kitchen, living space, and laundry—great for family or rental income. This home also includes a double garage, downtown views from the front, and an excellent location close to schools, parks, shops, and just minutes from downtown. One of biggest backyards in this area.