

\$980,888 - 521 23 Avenue Ne, Calgary

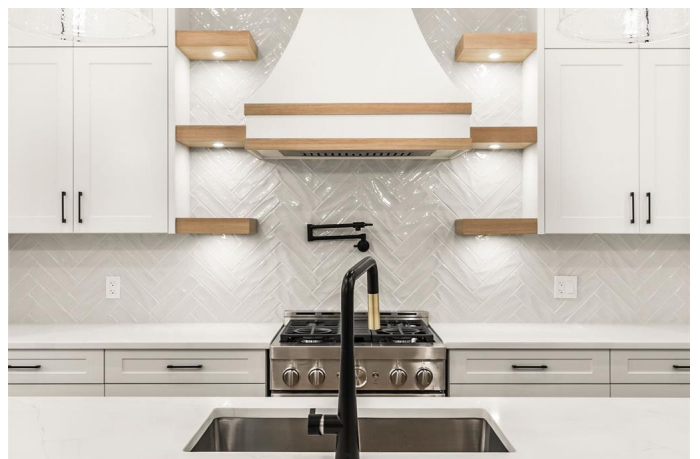
MLS® #A2102030

\$980,888

5 Bedroom, 4.00 Bathroom, 2,058 sqft
Residential on 0.07 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to the epitome of modern living in the heart of Winston Heights. This stunning semi-detached infill is located on a serene & quiet street, currently under construction with the **OPTION TO CHOOSE FINISHINGS**. The home is built by **ACE HOMES** known for their superior quality, attention to detail & thoughtful blend of contemporary design with functionality. You will enjoy a **SOUTH FACING** backyard, perfect for soaking up the sun & over **2890 SQFT** of meticulously designed living space. This residence boasts **5 BEDROOMS** and **3.5 baths** providing ample room. This home's **TWO BEDROOM LEGAL SUITE** is a versatile option which can be used for income or a comfortable space for extended family. On the main floor you will find an open concept layout connecting the chef's dream kitchen & large island to the living room. The kitchen is complete with custom cabinets, stylish backsplash and light fixtures, including ambient feature lighting. The large **BUILT IN PANTRY** is a must have feature that provides ample & flexible storage. Off the kitchen you will find the convenience of a **BUTLERS PANTRY** adding functionality and a touch of luxury. The living room tucked towards the end of the level extends the space with dual sliding doors, creating the perfect indoor/outdoor living space. At the front of the main level you will find the dining area with **OVERSIZED WINDOWS** flooding the space with natural light, and **FULL SIZED FEATURE WALL** in this space will leave an impression on



your guests! Upstairs you will find a refined and expansive master suite featuring VAULTED CEILINGS, walk-in closet, and luxurious ambiance of the en-suite with heated tile flooring, quartz countertops, soaker tub, glass shower & dual sinks. The generously sized BONUS ROOM equipped with customized built-ins offers ideal space for an extra office or flexible living space for the family. Optionally, a GLASS DOOR may be added to enhance the functionality based on your needs! Completing the upper floor is two well-proportioned bedrooms and four piece bathroom featuring tiled floors, contemporary vanity, & tile adorned tub/shower combination. The legal basement suite features its own private & secure SIDE ENTRANCE & open concept lay out including an upscale kitchen with custom cabinets, quartz countertops & generously sized living area. Two bedrooms creates attractive rental appeal! Winston Heights is a vibrant community, surrounded by parks, running/bike paths as well as the Winston Heights GOLF COURSE & nearby OFF-LEASH area for your furry companions. Local amenities, include Lina's Italian Market & Cafe, Rosso Coffee Roasters and CO-OP making for convenient grocery runs. Commutes are quick with access to 16th Ave, Edmonton Trail, Deerfoot, Crowchild & downtown. Don't miss the opportunity to CUSTOMIZE according to your preferences! This home combines luxury, functionality & charm of Winston Heights living. Contact us for your personalized tour & envision the lifestyle that awaits you!

Built in 2024

Essential Information

MLS® #	A2102030
Price	\$980,888
Sold Price	\$970,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,058
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	521 23 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1W3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2024
Date Sold	March 2nd, 2024
Days on Market	46
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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