

\$649,900 - 1, 413 25 Avenue Ne, Calgary

MLS® #A2113368

\$649,900

3 Bedroom, 3.00 Bathroom, 2,030 sqft

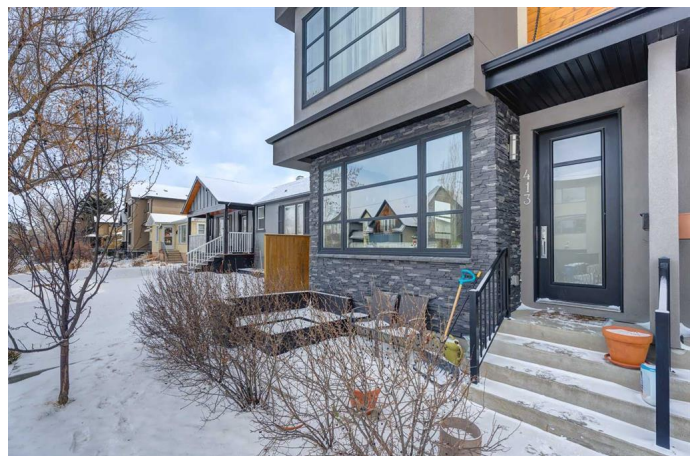
Residential on 0.00 Acres

Winston Heights/Mountview, Calgary, Alberta

Nestled within the charming neighborhood of Winston Heights stands a meticulously crafted townhouse condo offering the epitome of modern urban living. This contemporary residence seamlessly blends style, comfort, and functionality to create a haven for its owners.

As you approach the townhouse, you're greeted by its elegant façade, featuring clean lines, large windows, and thoughtful landscaping. The exterior exudes a sense of sophistication, setting the tone for what lies within. The front porch area offers a wonderful area to enjoy the morning sunshine and the beautiful bushes offer wonderful privacy for evening visits outside! Upon entering, you're welcomed into a bright and airy living space adorned with high ceilings, hardwood floors that flow effortlessly throughout the main level and a gorgeous feature gas fireplace. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an ideal space for both relaxation and entertaining guests. The kitchen is a chef's dream, boasting sleek quartz countertops, stainless steel appliances, and ample cabinet space for storage. A large walk-in pantry allows for storing those oversized kitchen appliances that we love but can never find a spot for!!

Moving to the upper level you'll find 2 large bedrooms, both with walk-in closets and large windows providing tons of natural light. Additionally, you'll find a 5-piece bathroom



and dedicated laundry room. The third level is a true highlight of this townhome, featuring an executive primary bedroom that spans the entire floor. This space is truly a dream, with the ability to create an office space, meditation space, reading nook or lounging area. Large walk-in closet and your personal oasis of a 5-piece ensuite complete with soaker tub, stone and tile, glass enclosed shower, and dual vanity. The large deck off the primary suite offers an ideal space to enjoy your morning coffee or to watch the sunset over Nose Hill Park. The view is spectacular and one youâ€™ll surely fall in love with!

The basement of this home is awaiting your personal touch but has been roughed in for a bathroom and offers plenty of space to create a 4th bedroom and recreation room! Additional features of this property include a detached heated garage, underground sprinkler system and a swoon worthy lighting package throughout the home. Winston Heights is a wonderful community with strong engagement, young families, and plenty of new development. This home is within walking distance to schools, shopping, parks, The Winston Golf Club and transit. Enjoy the benefits of a family community while also being only minutes to downtown, YYC, UofC, SAIT and the Foothills Hospital!

Built in 2013

Essential Information

MLS® #	A2113368
Price	\$649,900
Sold Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,030

Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1, 413 25 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Y4

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Street Lighting
Roof	Fiberglass
Construction	Concrete, Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 8th, 2024
Date Sold March 21st, 2024
Days on Market 13
Zoning M-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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