

\$765,000 - 2042 5 Street Ne, Calgary

MLS® #A2113596

\$765,000

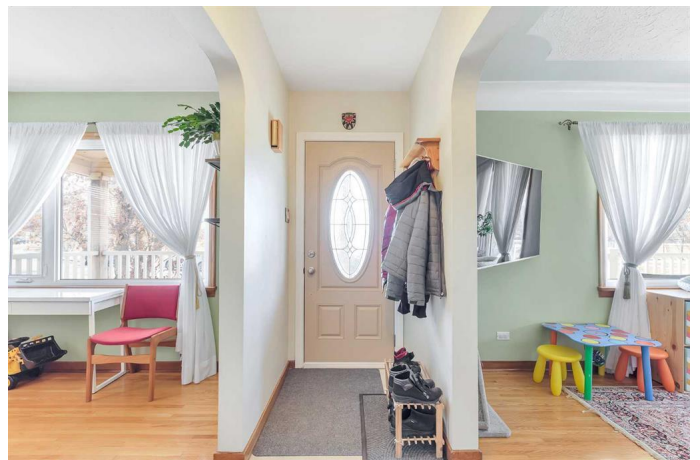
4 Bedroom, 3.00 Bathroom, 1,311 sqft

Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

OPEN HOUSE Saturday March 16th 2024 - 12:00pm to 2:00pm. Welcome to this exceptional property nestled in the sought-after community of Winston Heights/Mountain View, offering unparalleled views of downtown Calgary. Situated on a generous 6200 sqft corner lot, this home presents a rare opportunity in a prime location.

Step inside this charming home to discover a wealth of comfortable living spaces. Upstairs, two spacious bedrooms await, each adorned with cozy window seat nooks. A convenient 2-piece bath adds practicality to this level. On the main floor, an abundance of natural light fills the bright living room and dining area, creating an inviting atmosphere for gatherings and everyday living. Currently serving as an office, the main floor bedroom offers versatility and is located next to a full bath. The kitchen, a focal point of the home, seamlessly connects to the backyard, allowing you to keep an eye on children as they play outside. A legally developed basement suite has a fourth bedroom, full bathroom, kitchenette and shared laundry space. New furnace and hot water tank, both replaced in 2020, ensuring comfort and efficiency for years to come. Step into the fully landscaped and fenced yard, where you'll find ample parking space and a detached garage with plenty of room for storage. The exterior exudes curb appeal, while the corner lot position provides added privacy and convenience. With RC-2 zoning, this property presents exciting redevelopment



potential, allowing for the creation of two semi-detached homes. Whether you're looking to invest, develop, or simply enjoy the benefits of this remarkable location, this property offers endless possibilities. Don't miss your chance to make it yours - schedule a viewing today!

Built in 1950

Essential Information

MLS® #	A2113596
Price	\$765,000
Sold Price	\$851,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,311
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2042 5 Street Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E3X5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, On Street

Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Corner Lot, Garden
Roof	Asphalt Shingle
Construction	Asphalt, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 19th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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