

\$1,295,000 - 449 25 Avenue Ne, Calgary

MLS® #A2120178

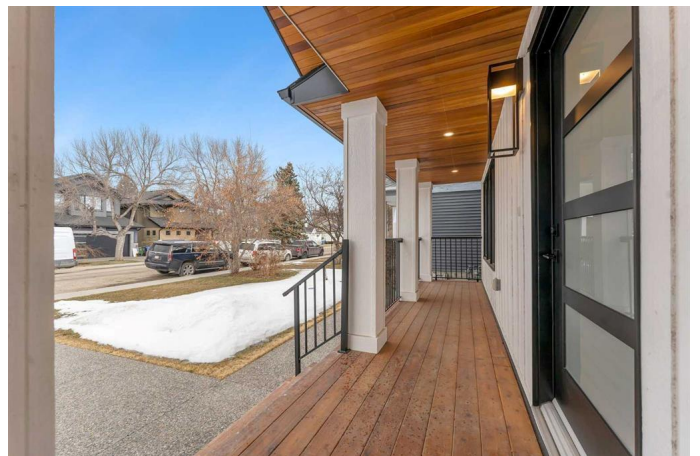
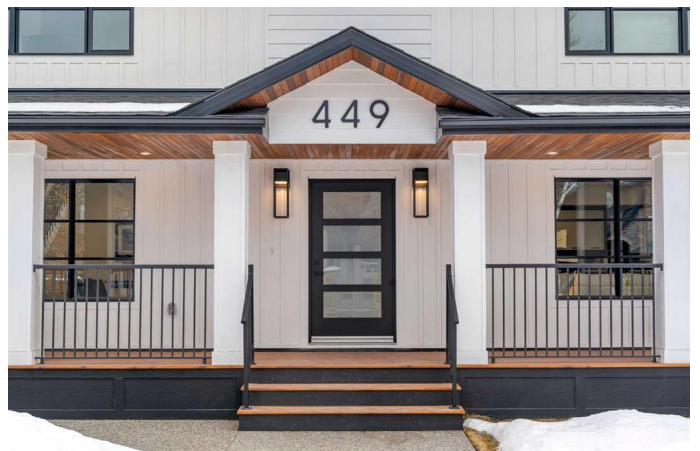
\$1,295,000

6 Bedroom, 4.00 Bathroom, 2,269 sqft

Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to this stunning home in the sought after community of Winston Heights! Immaculately transformed from the ground up, this home embodies modern elegance and functionality at its finest. A breathtaking exterior, setting the stage for a residence designed for luxurious living. Step inside to discover a luminous interior flooded with natural light, where a seamless flow between living spaces invites effortless entertaining. The heart of the home is the fully renovated gourmet kitchen with quartz countertops, a sprawling breakfast bar island and high-end appliances. Boasting six bedrooms, including a main floor bedroom/office and a total of four full baths. Ascend to the upper level to find a serene master retreat with a spa-like ensuite featuring dual sinks, an oversized shower, and a sumptuous soaking tub. Two additional bright and spacious bedrooms and another full bath provide ample space for rest and relaxation. Entertain with ease in the finished basement, complete with a generous rec room and convenient wet bar, ideal for movie nights or lively gatherings with two more spacious bedrooms and a full bathroom. Outside, the expansive south-facing backyard offers a private oasis, fully fenced and bordered by an oversized heated double detached garage and additional parking pad. Perfectly situated near the Winston Golf Course, esteemed schools, and scenic parks, this home epitomizes the coveted blend of urban convenience and suburban tranquility. With downtown just



minutes away, enjoy the best of both worlds in this unparalleled sanctuary of sophistication and style.

Built in 1963

Essential Information

MLS® #	A2120178
Price	\$1,295,000
Sold Price	\$1,270,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,269
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	449 25 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Y4

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Heated Garage, Parking Pad

Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window

	Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 19th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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