

\$599,900 - 413 22 Avenue Ne, Calgary

MLS® #A2137656

\$599,900

2 Bedroom, 1.00 Bathroom, 1,125 sqft

Residential on 0.11 Acres

Winston Heights/Mountview, Calgary, Alberta

Perfectly situated in the inner city neighbourhood of Winston Heights-Mountview, this 1.5 Storey, 2 bedroom, 1 bath home offers 1125 sq ft of living space on a 40' x 125' lot; this makes for the perfect development opportunity, investment property or anyone looking for the convenience of inner city living. The main level encompasses indoor/outdoor living with French doors that open from the dining area onto the large south facing deck. There is a front living room as well as a back sunroom that was finished with surround sound high-end speakers, high ceilings and large windows. The kitchen was custom finished to maximize space including a fridge cubby and built-in wall pantry. Also on this level is the 4pc bath with soaker tub. On the upper level are 2 bedrooms with big windows and hardwood floors. The basement has a large laundry room with flex space, a family room and nice sized storage area. Updates include all new plumbing, majority new electrical, all new windows and doors in 2010 along with all new insulation and vapour barrier. The back sunroom/office and deck were added in 2012. See the feature sheet in photos for a full list! Close to all amenities and steps to the #4 Bus that runs straight into the downtown core. Close to schools including SAIT, Crescent Heights High School & Mountainview School. Walking distance to Renfrew Aquatic, The Winston Golf Club and amenities of Edmonton Trail, Centre Street & 16th Ave NW. Currently zoned RC-2 (Duplex),



with potential to develop similar to neighbour
to the west that is a triplex.

Built in 1947

Essential Information

MLS® #	A2137656
Price	\$599,900
Sold Price	\$655,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,125
Acres	0.11
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	413 22 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1T8

Amenities

Parking Spaces	3
Parking	Alley Access, Garage Door Opener, On Street, Oversized, Single Garage Detached, Unpaved, Workshop in Garage

Interior

Interior Features	Built-in Features, Closet Organizers, Crown Molding, French Door, High Ceilings, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	June 7th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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