\$1,199,900 - 467 22 Avenue Ne, Calgary

MLS® #A2203043

\$1,199,900

4 Bedroom, 4.00 Bathroom, 2,124 sqft Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to Winston Heights/Mountview and this air conditioned and beautifully crafted custom home. With over 3,175 Sq.Ft. of developed space, this 4-bedroom, 3.5-bathroom home, on a large 44X125 ft lot, blends thoughtful design with exceptional comfort. The sapcious main level features rich walnut hardwood floors natural light and 9' ceilings. The stunning gourmet kitchen is the heart of the home, offering granite countertops, gas cooktop, built-in oven and microwave, large granite island and peninsula, plus a walk-in corner pantry with custom wood shelving. Entertain effortlessly in the formal dining area or unwind in the sun-filled living room centered around a cozy gas fireplace. Upstairs, you'II find a luxurious primary suite complete with a spa-inspired 5-piece ensuite boasting a dual vanity, oversized soaker tub, and large corner shower. Two additional generously-sized bedrooms, a full 4-piece bathroom, and a laundry room with built-in cabinetry complete the upper level. The fully developed basement offers 9' ceilings, a large rec room, fourth bedroom, 3-piece bath, and a dedicated utility/laundry spaceâ€"all on heated, etched concrete floors. Outdoors, enjoy the attached sunroom and large composite deck. There's also RV parking, and an oversized double detached garage, plus workshop space, heated and equipped with a 220V outletâ€" that's over 720 sqft of enclosed parking and work space. Located just 10 minutes from downtown and







15 minutes to the airport, this home delivers a balance of inner-city convenience and quiet residential charm. An exceptional property in a prime location. Welcome home!

Built in 2010

Essential Information

MLS® #	A2203043
Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,124
Acres	0.13
Year Built	2010
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	467 22 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1T8

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, RV Access/Parking
# of Garages	2
Interior	

Interior Features Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown

	Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Track Lighting, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full
Exterior	
Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Standard Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office Greater Property Group

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