

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

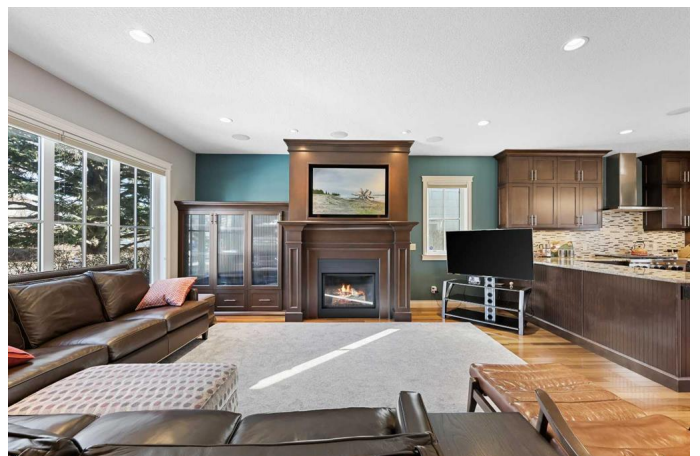
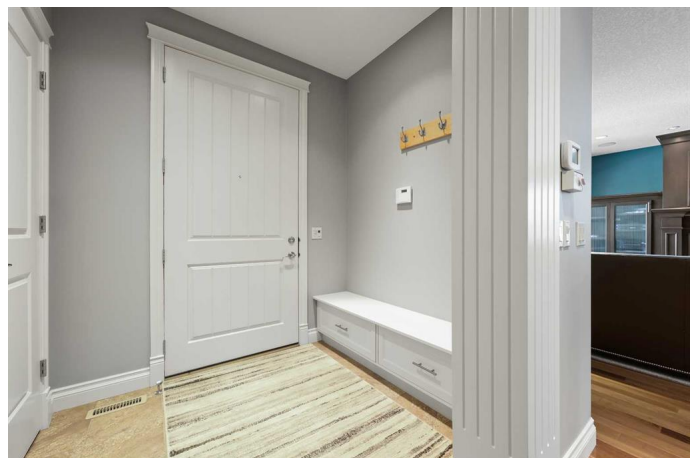
MLS® #A2203043

\$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 spacious 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'll 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 space—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 outlet—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 |
| Type | 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 | Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, 220 Volt Wiring, Alley Access, Garage Faces Rear, 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, Tray Ceiling(s), Walk-In Closet(s), Track Lighting

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Gas Cooktop

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 21

Zoning R-CG

Listing Details

Listing Office Greater Property Group

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