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GRASSROOTS
REALTY GROUP

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612 22 Avenue NE
Calgary, Alberta

MLS # A2325978



$959,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,736 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Completion: end of November 2026. Welcome to Winston Heights Mountview! This modern infill comes with a legal basement suite with its own entrance and offers over 2350 sq. ft. of finished space. It features 5 bedrooms and 3.5 bathrooms, with high-end finishes throughout. The main floor has 9’ ceilings, big windows, an open dining area, and a stylish kitchen with quartz counters, a large island, and KitchenAid stainless steel appliances. The living room includes a gas fireplace, built-in shelves, and access to the patio. Upstairs you’ll find the primary bedroom with a 5-piece ensuite and walk-in closet, plus two more bedrooms, a full bathroom, and laundry. The basement has 9’ ceilings and a fully legal 2-bedroom suite with its own kitchen, living space, and laundry—great for family or rental income. This home also includes a double garage, downtown views from the front, and an excellent location close to schools, parks, shops, and just minutes from downtown. One of biggest backyards in this area.

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