



GRASSROOTS
REALTY GROUP

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635 Merrill Drive NE
Calgary, Alberta

MLS # A2240094



\$349,000

Division:	Winston Heights/Mountview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,060 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this charming end unit townhouse in the vibrant community of Winston Heights. This home features a spacious layout with 2 bedrooms and 5 rooms above ground, totaling 1,054 SqFt. The bright kitchen combines functionality and style, while the inviting living area boasts a classic stone fireplace for a cozy atmosphere. The fully developed basement offers a large family room with sound surround wiring, perfect for entertainment, along with a half bath and ample storage, including a massive storage room and additional space in the laundry/furnace room. Retaining its original charm, the property also includes a welcoming front porch and a spacious South facing backyard, ideal for outdoor enjoyment. This home presents a fantastic opportunity for those looking to invest in a property with great potential in a sought-after location. Winston Heights combines urban convenience with community charm. Just minutes from downtown, it offers lush parks, family-friendly amenities, and diverse housing options, all within easy reach of shopping, dining, and transit.