



GRASSROOTS
REALTY GROUP

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1921 Mountview Crescent NE
Calgary, Alberta

MLS # A2245893



\$764,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	982 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Low Flow Plumbing Fixtures, Vinyl Windows		

Inclusions: Drapery & rods - living room, media storage unit - living room, shelving built-in - primary bedroom, ceiling fan - primary bedroom, floating shelves x 2 - main floor bathroom, curtain rod - second bedroom, floating shelf - kitchen, back door coat hook, built-in shelves x 3 - garage, garage remote, TV bracket - main floor. Lower Unit - Dishwasher, Electric Stove, Microwave, Refrigerator

****OPEN HOUSES SAT 11AM - 1PM, SUNDAY 1PM - 3PM**** This is your ideal starter home or investment property in the heart of desirable Winston Heights! This charming raised bungalow sits on a 50 x 110 lot and blends modern updates with cozy character, making it a standout choice for first-time buyers, families, and investors alike. This home has undergone numerous **UPGRADES** throughout, including a completely new main floor bathroom with stylish tile and glass shower, all **NEW** vinyl **WINDOWS** enhancing comfort and energy efficiency, and newer PEX plumbing bringing peace of mind and modern convenience. Step inside to find a warm and inviting living room centered around a corner gas fireplace - perfect for curling up during Calgary's winter months. During these summer months, enjoy your morning coffee on the charming front porch, while in the evenings, take advantage of the sun-soaked west-facing backyard that's a low-maintenance oasis you'll never want to leave! The open-concept layout flows seamlessly into a bright & spacious kitchen that's perfect for hosting family and friends. Head down the hall to find two bedrooms separated by the main floor bathroom - the primary suite features generous storage with built-in cabinetry and a roomy closet, while the second bedroom makes for a great kids room /guest room / or at-home office. Downstairs, a fully finished (illegal) basement **SUITE** with separate entrance offers fantastic flexibility - use it as a mortgage helper, extra family space, or a cozy retreat to cheer on the Calgary Flames. Complete with an upgraded bathroom, third bedroom, plenty of storage, and a dedicated home office area, it's a space that adapts to your lifestyle. Located on a quiet, tree-lined street, you're just steps away from parks, playgrounds, and Winston-Heights off-leash dog park. Walk to multiple grocery stores and enjoy

quick access to major routes for an easy commute. Whether you're starting your journey into homeownership or looking for a place to grow, this lovingly maintained bungalow has it all. Don't miss your chance to call it home, book your showing today! *Check Out Full Property Tour Video & Floor Plans*