



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

633 23 Avenue NE
Calgary, Alberta

MLS # A2253223



\$1,100,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,884 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance		

Heating:	Baseboard, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Call Seller Directly

Click brochure link for more details** Inner city executive home completely rebuilt by Master Builder with over 3,700 sq.ft. of the finest materials and craftsmanship. Minutes to downtown, seconds to the Winston Golf Club, the interior of this 4 bedroom bungalow features site finished walnut floors, barrel vault entrance, contemporary two-sided gas fireplace, and gourmet Miele appliance package. Unique custom kitchen connects to dining and living space. Master contains walk-in closet and spa ensuite featuring chromotherapy steam shower and hydrotherapy tub. Fully developed lower level includes two flex rooms, bedroom, full bathroom and laundry/utility room. The superb exterior displays a 6' Batu fence and deck with incredible curved wood detail, Euro-stonework, Copper eavestrough, Low-maintenance landscaping, Batu soffit & trim, Distinguishing copper & batu entrance dormer and Double detached heated garage. A rare inner-city work of art, exceptional value - prepare to fall in love!