



GRASSROOTS
REALTY GROUP

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2021 Mountview Crescent NE Calgary, Alberta

MLS # A2263999



\$720,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,125 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Shed(s)

Welcome to a 55 ft Frontage x 110 ft Depth Lot in Desirable Winston Heights-Mountview. This charming and updated raised bungalow sits on a spacious lot in one of Calgary's most sought-after inner-city communities. The main level features a beautifully updated kitchen complete with stainless steel appliances and modern finishes. Enjoy HEATED TILE flooring throughout the main living areas for year-round comfort. The layout includes 2 bedrooms and 1 full bathroom, with the option to easily convert the dining area back into an additional bedroom if desired. The home also boasts new windows throughout to home, enhancing energy efficiency and natural light. The fully developed basement offers a separate entrance and includes an updated kitchen, 2 bedrooms, new LVP flooring protecting the oak hardwood underneath and a comfortable living room- perfect for extended family, guests, or RENTAL INCOME potential. Major updates provide peace of mind, including a newer roof, furnace, and hot water tank, all replaced roughly within the last 10 years. Outside, the property impresses with professional stonework around the exterior, new concrete sidewalks and pads, and an oversized double heated garage featuring a large storage area. Conveniently located close to golf, parks, schools, shopping, and quick access to major routes, this home combines comfort, functionality, and excellent investment potential in the heart of Winston Heights-Mountview