



GRASSROOTS
REALTY GROUP

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614 22 Avenue NE
Calgary, Alberta

MLS # A2285577



\$599,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	896 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Alley Access, Off Street, On Street, See Remarks, Single		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home		

Inclusions: N/A

Welcome to this character-filled bungalow nestled in the highly sought-after community of Winston Heights — a neighborhood in transition with beautiful upscale homes and exciting redevelopment all around. Zoned R-CG, this property offers incredible potential as a future build site or a smart holding investment. Set on a generous 45' x 123' lot, this home blends charm, comfort, and opportunity. The bright and inviting main level features original hardwood floors, large windows that flood the space with natural light, and a thoughtfully updated 4-piece bathroom. With two bedrooms upstairs (one currently used as a home office), the layout is both functional and flexible. The kitchen flows into a separate dining area with direct access to the deck — perfect for summer barbecues and effortless indoor-outdoor living. Step outside to a beautifully landscaped backyard complete with a spacious deck, patio, shed, and single-car garage — ideal for entertaining or simply relaxing in your own private outdoor retreat. Downstairs, you'll find a third bedroom (non-conforming window) currently used as a craft room, a generous recreation space ready to become your dream media room, gym, or games area, plus a laundry room with ample storage. Located just minutes from downtown, schools, and shopping, this property offers the perfect balance of inner-city convenience and future growth potential. Whether you're looking to live, rent, hold, or build — this is an exceptional opportunity in one of Calgary's most desirable evolving communities.