



524 23 Avenue NE
Calgary, Alberta

MLS # A2302112



\$549,900

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	968 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Other, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher x2, Dryer x2, Refrigerator x2, Stove x2, Washer x2

| 4 BEDS | 2 BATHS | SEPARATE ENTRANCE, KITCHEN & LAUNDRY | HEATED DOUBLE DETACHED GARAGE | Convenient Location! | Welcome to this bright and inviting home in the community of Winston Heights! This home has been thoughtfully updated and shows pride of ownership throughout. Large windows throughout the home bring in plenty of natural light across both levels. The main floor features a kitchen offering a breakfast bar, ample cabinetry, and plenty of storage. The kitchen opens up to the dining area, which flows into the living space. Sliding doors lead out to the balcony, perfect for enjoying your morning coffee. You will also find two good-sized bedrooms, including the primary bedroom, along with a 4-piece bathroom. The lower level features a spacious living area with a gas fireplace, kitchen, laundry, and separate entrance. There are two additional good-sized bedrooms and another 4-piece bathroom. The backyard offers a large deck, garden space, and a heated double detached garage. The home also includes a newer furnace, hot water tank, and new triple glazed windows (2025) for peace of mind. Located close to shopping, parks, schools, public transit, and more. Call your favourite agent for a showing today!