

# \$1,199,900 - 467 22 Avenue Ne, Calgary

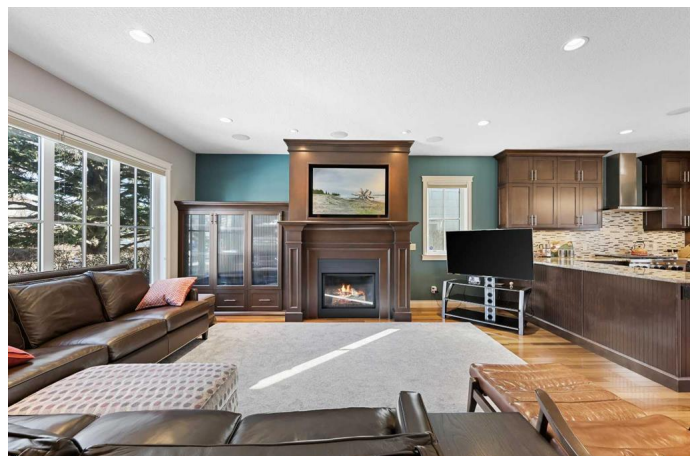
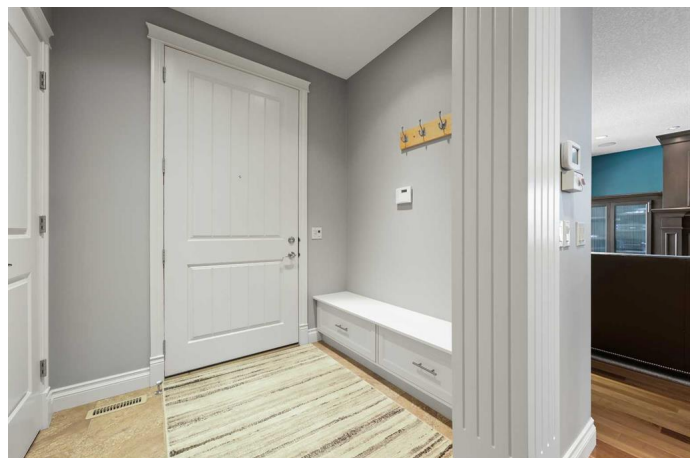
MLS® #A2203043

**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 2,124 sqft  
Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to Winston Heights/Mountview and this air conditioned and beautifully crafted custom home. With over 3,175 Sq.Ft. of developed space, this 4-bedroom, 3.5-bathroom home, on a large 44X125 ft lot, blends thoughtful design with exceptional comfort. The spacious main level features rich walnut hardwood floors natural light and 9' ceilings. The stunning gourmet kitchen is the heart of the home, offering granite countertops, gas cooktop, built-in oven and microwave, large granite island and peninsula, plus a walk-in corner pantry with custom wood shelving. Entertain effortlessly in the formal dining area or unwind in the sun-filled living room centered around a cozy gas fireplace. Upstairs, you'll find a luxurious primary suite complete with a spa-inspired 5-piece ensuite boasting a dual vanity, oversized soaker tub, and large corner shower. Two additional generously-sized bedrooms, a full 4-piece bathroom, and a laundry room with built-in cabinetry complete the upper level. The fully developed basement offers 9' ceilings, a large rec room, fourth bedroom, 3-piece bath, and a dedicated utility/laundry space—all on heated, etched concrete floors. Outdoors, enjoy the attached sunroom and large composite deck. There's also RV parking, and an oversized double detached garage, plus workshop space, heated and equipped with a 220V outlet—that's over 720 sqft of enclosed parking and work space. Located just 10 minutes from downtown and



15 minutes to the airport, this home delivers a balance of inner-city convenience and quiet residential charm. An exceptional property in a prime location. Welcome home!

Built in 2010

### Essential Information

MLS® #	A2203043
Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,124
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	467 22 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1T8

### Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown
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Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Track Lighting, Tray Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Other, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Standard Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed March 21st, 2025

Days on Market 4

Zoning R-CG

### Listing Details

Listing Office Greater Property Group

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