

# \$850,000 - 436 22 Avenue Ne, Calgary

MLS® #A2240690

**\$850,000**

4 Bedroom, 4.00 Bathroom, 1,822 sqft

Residential on 0.06 Acres

Winston Heights/Mountview, Calgary, Alberta

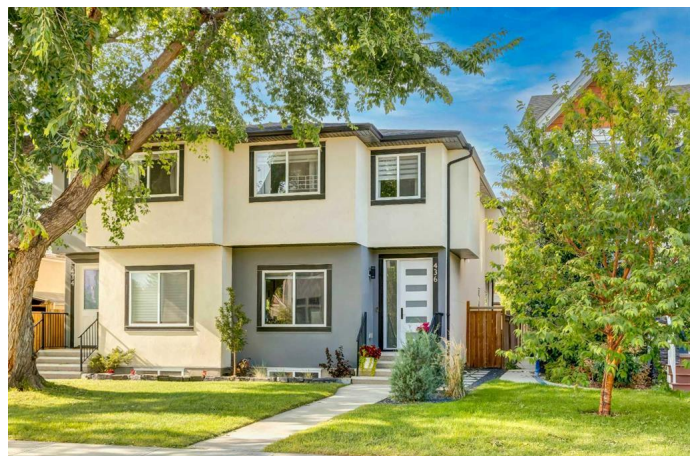
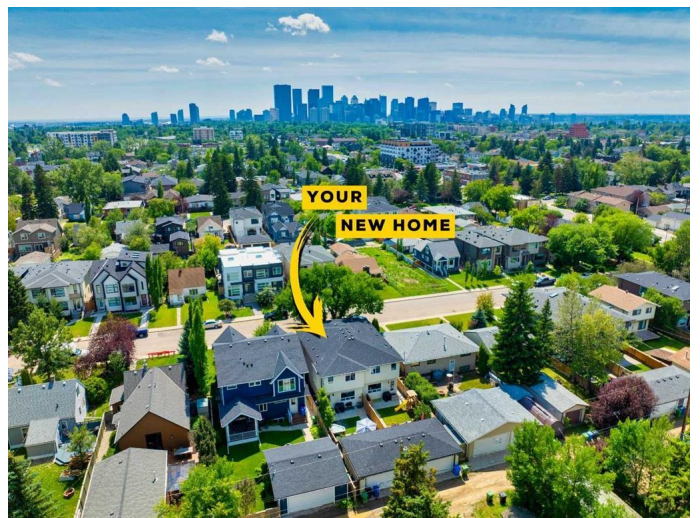
**\*\*OPEN HOUSE 12-3 SATURDAY JULY 26TH\*\*** Nestled in the highly sought-after community of Winston Heights, this exceptional home offers the perfect blend of inner-city convenience and family-friendly charm. Surrounded by parks, top-rated schools, and local amenities—and just minutes from downtown—this location is second to none.

Upstairs, you'll find three generous bedrooms, each with its own walk-in closet for ample storage. The bathrooms are designed for modern living, both featuring dual vanities, while the primary ensuite is a true retreat with a beautifully updated shower. For added convenience, the laundry is thoughtfully located on the upper level.

The main floor is built for everyday living and effortless entertaining. The oversized island offers plenty of additional storage, and the open-concept layout flows seamlessly into the cozy living room, complete with a gas fireplace and striking tile feature wall. Just off the main level, you'll also find a freshly updated powder room.

Downstairs, enjoy the ultimate entertainment space with a wet bar, recreation area, and an additional full bathroom. A spacious fourth bedroom with an oversized walk-in closet provides even more functionality for guests or family.

Step outside and you'll discover your own private backyard retreat, complete with a patio, privacy screen, mature trees, and a hot



tubâ€”perfect for relaxing or hosting friends.  
The double detached garage adds even more value, offering secure parking and extra storage.  
This home truly checks all the boxes and more. Move-in ready and packed with upgrades, itâ€™s a rare opportunity to own in one of Calgaryâ€™s most desirable inner-city communities.

Built in 2016

### Essential Information

MLS® #	A2240690
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,822
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	436 22 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1T7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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