



THE
A-TEAM

**RE/MAX
FIRST**

429 22 Avenue, Calgary T2E 1T8

MLS® #: **A2169490**

Area: **Winston
Heights/Mountview**

Listing Date: **09/30/24**

List Price: **\$549,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 02-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Rectangular Lot**
Park Feat: **Single Garage Detached**

DOM

82
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Garage Control(s),Oven,Refrigerator,Washer**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 5`5"
Foyer	Main	7`3" x 6`0"
Laundry	Main	9`3" x 9`7"
Bedroom	Second	10`8" x 13`5"

Room	Level	Dimensions
Bedroom	Main	10`3" x 11`3"
Kitchen	Main	7`5" x 12`0"
Living Room	Main	16`8" x 11`4"
Bedroom - Primary	Second	10`4" x 13`5"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-CG

Legal Desc:

5613FO

Remarks

Pub Rmks:

Presenting a rare opportunity in the highly sought-after neighborhood of Winston Heights Mountview. This residence is not only ideally located but also a promising investment with significant future potential. Set on a spacious lot, this property features a large front lawn with mature trees. Inside, you'll find generous living spaces with original hardwood floors and staircase. The layout is versatile, providing potential for easy modifications to enhance its appeal or accommodate modern living needs. The home includes three well-sized bedrooms, each filled with natural light, along with a functional kitchen and dining area and main level laundry room/mud room that opens to the backyard. The bathroom has been updated to meet all your needs. What truly sets this property apart is its investment potential. The expansive backyard presents opportunities for landscaping, additional structures, or even a future development project, subject to local zoning regulations. With a growing demand for rental properties in this desirable area, this home could be an excellent addition to your portfolio. Located within walking distance to local amenities, parks, and schools, this property benefits from a prime location that continues to appreciate in value. Whether you're looking to hold as a rental or develop further down the line, this Winston Heights Mountview gem is an investment worth considering.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







