



THE
A-TEAM

**RE/MAX
FIRST**

419 30 Avenue, Calgary T2E 2E4

MLS®#: **A2176943**

Area: **Winston
Heights/Mountview**

Listing Date: **11/01/24**

List Price: **\$879,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**
Lot Information
Lot Sz Ar: **3,530 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,658**
Low Sqft:
Ttl Sqft: **1,658**

DOM

19
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Street Lighting,See Remarks**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Range Hood,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
Int Feat: **Central Vacuum,Granite Counters,See Remarks,Skylight(s),Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`6" x 9`1"
Living Room	Main	15`6" x 12`10"
Laundry	Main	8`10" x 4`7"
Furnace/Utility Room	Basement	5`5" x 4`5"
Covered Porch	Main	27`7" x 10`3"
Bedroom	Upper	11`2" x 8`11"
Bedroom	Basement	10`8" x 9`6"

Room	Level	Dimensions
Dining Room	Main	11`8" x 9`1"
Foyer	Main	7`1" x 6`8"
Storage	Basement	19`7" x 10`7"
Breakfast Nook	Main	9`6" x 8`6"
Bedroom - Primary	Upper	17`2" x 11`3"
Bedroom	Upper	12`9" x 9`6"
2pc Bathroom	Main	5`2" x 5`2"

4pc Bathroom
3pc Bathroom
Dining Room

Upper
Basement
Basement

8`10" x 5`2"
7`1" x 4`9"
13`1" x 10`0"

4pc Ensuite bath
Kitchen
Living Room

Upper
Basement
Basement

8`11" x 4`11"
8`1" x 8`0"
14`3" x 13`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

857GO

Remarks

Pub Rmks:

****OPEN HOUSE Sun Nov. 3rd 3pm-5:30pm** Located in the established neighborhood of Winston Heights-Mountview, this extremely well built and well-maintained family home exudes warmth and character, showcasing timeless oak accents and quality craftsmanship. Thoughtfully designed with a family-friendly layout, this 2664 sq.ft. residence offers spacious living and dining areas bathed in natural light thanks to the large picture windows and beautifully placed sky lights, complemented by oak-trimmed windows, custom millwork, and ceramic tile floors that add a touch of elegance throughout. The well-appointed kitchen includes ample cabinetry and counter space, perfect for home-cooked meals and entertaining. Upstairs, the generously sized bedrooms provide comfort and privacy, with the primary suite offering an ensuite and ample closet space. The basement is fully finished, featuring an illegal suite, versatile recreation area ideal for a home theater or additional family room. Additionally, this home offers a large crawl space ensuring plenty of storage space and a large hobby room that was used for wine making, canning and sausage making! Outside, the backyard is a true retreat, complete with mature trees, a large outdoor patio that could easily be transformed into a 4-season sunroom, and plenty of space for kids or pets to play. Perfectly positioned near schools, parks, and a short commute to downtown, this home combines the charming architecture with the vibrancy of a thriving community.**

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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











