



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2002 6 Street, Calgary T2E 3Z1**

MLS®#: **A2179165** Area: **Winston Heights/Mountview** Listing Date: **11/14/24** List Price: **\$1,049,999**  
 Status: **Active** County: **Calgary** Change: **-\$49k, 04-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,509 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane, City Lot, Low Maintenance Landscape, Level**  
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,278**  
 Low Sqft:  
 Ttl Sqft: **2,278**

DOM

**69**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco**  
 Heating: **Central, Forced Air, Natural Gas** Flooring: **Ceramic Tile, Hardwood, Tile**  
 Sewer: Ext Feat: **Private Yard** Water Source: Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Steam Room, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	16`2" x 13`5"	Bedroom	Second	13`4" x 10`2"
Bedroom	Second	11`11" x 10`5"	5pc Ensuite bath	Second	20`4" x 9`0"
4pc Bathroom	Second	13`0" x 5`0"	2pc Bathroom	Main	5`11" x 5`2"
3pc Bathroom	Basement	9`5" x 5`3"	Kitchen	Main	14`5" x 13`5"
Dining Room	Main	14`6" x 10`6"	Living Room	Main	15`0" x 12`9"
Foyer	Main	10`10" x 8`7"	Den	Main	12`10" x 11`11"

Family Room  
Mud Room

Basement  
Main

21`3" x 19`7"  
6`5" x 5`11"

Laundry

Second

11`2" x 6`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210503**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to this beautifully designed, like-new home in the heart of Winston Heights! Built in 2022, this 2,278 sq ft residence offers modern comforts and timeless style, perfect for families or anyone looking for a luxurious yet cozy retreat. This home is very spacious, with 2,278 sq ft of thoughtfully designed space with an open-concept layout that flows seamlessly. With 4 total bedrooms and 3.5 Bathrooms, consisting of three bedrooms upstairs, including a large master suite with a walk-in closet and luxurious ensuite. The fully finished basement adds a fourth bedroom—ideal for guests, teens, or a private home office. The main floor has High-end stainless steel appliances, ample storage, and an island for entertaining or family meals. Fully Finished Basement gives Extra space for recreation, a home gym, or a media room—tailor it to your lifestyle! Double Detached Garage: Ample parking and storage for all your needs. This lot is in a Prime Location, Located in the sought-after Winston Heights neighborhood, known for its parks, schools, and convenient access to downtown Calgary. Don't miss the chance to make this beautiful property your home! Schedule a viewing today to experience all this home has to offer.**

Inclusions:  
Property Listed By:

**N/A**  
**Coldwell Banker Mountain Central**

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















