



THE
A-TEAM

**RE/MAX
FIRST**

629 20 Avenue, Calgary T2E 1R6

MLS®#: **A2179442**

Area: **Winston
Heights/Mountview**

Listing **11/15/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$30k, 16-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1949**

Finished Floor Area
Abv Sqft: **806**
Low Sqft:
Ttl Sqft: **806**

DOM

36
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,682 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Dog Run Fenced In,Fruit Trees/Shrub(s),Lawn,Landscaped,Many Trees,Street Lighting,See Remarks**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Dog Run,Fire Pit,Private Yard**

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

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,Laminate Counters,Pantry,Sump Pump(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`11" x 5`1"
Kitchen	Main	12`4" x 19`3"
Bedroom - Primary	Main	12`6" x 10`0"
Game Room	Basement	12`5" x 29`3"
Furnace/Utility Room	Basement	8`10" x 4`11"

Room	Level	Dimensions
Bedroom	Main	9`0" x 10`0"
Living Room	Main	12`6" x 19`3"
Laundry	Basement	5`5" x 13`2"
Storage	Basement	12`2" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

3182FU

Remarks

Pub Rmks:

******PRICE IMPROVEMENT! *Open House this Saturday December 21st from 12:00 pm - 2:00 pm* Welcome to this charming, move-in ready home in the desirable community of Winston Heights-Mountview! Situated on a corner lot with beautiful, mature landscaping, this property offers privacy and a fantastic outdoor space, perfect for family living or a smart investment opportunity. Inside, the main level features a cozy 806 square feet with 2 bedrooms, 1 bathroom, and a thoughtfully upgraded kitchen. With a well-laid-out design and everything you need to explore your inner chef, the kitchen is ready for culinary adventures and family gatherings. The developed basement provides additional flex space, ideal for a family room, home office, or workout area, or you could consider adding another bedroom! Outside, you'll find a newer backyard deck—perfect for entertaining—as well as a dedicated dog run. This property has seen numerous upgrades over the past years, including an electrical service upgrade, a newer roof, furnace, windows, and fresh paint throughout! Located just minutes from downtown and close to a variety of schools, playgrounds, off-leash dog parks, grocery stores, and shopping, this home combines comfort and convenience. With parking for two vehicles at the back, and tons of street parking, this property is an ideal starter home or investment opportunity. Don't miss out on this gem in the heart of Winston Heights-Mountview!**

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









