



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**445 23 Avenue, Calgary T2E 1W1**

MLS®#: **A2183598**

Area: **Winston  
Heights/Mountview**

Listing **12/25/24**  
Date:

List Price: **\$1,089,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1950**  
Lot Information  
Lot Sz Ar: **4,736 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **784**  
Low Sqft:  
Ttl Sqft: **784**

DOM

**16**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Other**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`0" x 11`7"
Dining Room	Main	13`11" x 3`3"
Laundry	Basement	8`8" x 8`5"
Mud Room	Main	5`2" x 3`7"
Bedroom - Primary	Main	10`8" x 8`4"
Bedroom	Basement	10`8" x 9`11"
3pc Bathroom	Basement	4`5" x 3`8"

Room	Level	Dimensions
Kitchen	Main	13`11" x 10`1"
Family Room	Basement	15`11" x 11`6"
Furnace/Utility Room	Basement	6`3" x 5`9"
Kitchenette	Basement	11`7" x 9`4"
Bedroom	Main	11`11" x 11`8"
4pc Bathroom	Main	7`3" x 5`0"

Title: **Fee Simple**  
 Zoning: **R-C2**  
 Legal Desc: **419R**

Remarks

Pub Rmks: **Discover the perfect blend of modern living and investment potential with this beautifully updated property in the sought-after community of Winston Heights. Ideal for a couple seeking to maximize equity while enjoying the comforts of home, this property offers three rentable spaces, including a carriage suite, providing exceptional rental income potential. Note these recent renovations. Full exterior makeover, including a new fence for security and privacy, repainted stucco, soffits, windows, front stairs, and balcony. A bright and inviting 2-bedroom, 1-bathroom unit featuring recent upgrades such as new paint, countertops, backsplash, cabinets, and flooring. Enjoy the charm of updated doors, hinges, and hardware, plus a modernized bathroom vanity and fans vented to the exterior. Upgraded electrical throughout, ensuring reliability and safety. Hardwired and interconnected smoke and carbon monoxide detectors for added peace of mind. A thoughtfully renovated 1-bedroom, 1-bathroom legal basement suite with upgraded egress windows, ensuring safety and comfort. Perfect for generating steady rental income. New drywall in the mechanical room as per requirements for legal suite and modern finishes throughout. Sale also includes a double car garage complete with epoxy flooring and a stylish and spacious 1-bedroom, 1-bathroom unit a carriage suite built in 2022. Includes a main-level office with a Murphy bed, offering flexibility for short-term or long-term tenants. Both floors boast in-floor heating as a wonderful option for chilly Alberta winter days. If that doesn't provide enough comfort, how about relaxing in the carriage houses steam shower or better yet, take a trip outside to the hot tub?10 foot ceilings make the carriage house feel spacious and comfy. Conveniently located in Winston Heights, with easy access to downtown via Edmonton Trail. Close to amenities, parks, schools, and public transportation, making it a desirable location for renters and homeowners alike. This property is a rare find for those looking to live in one unit and rent out the other two spaces to build equity and create a sustainable investment. Don't miss this opportunity to secure your future while enjoying the benefits of a vibrant and growing community. Don't wait to view.**

Inclusions: **Hot tub**  
 Property Listed By: **RE/MAX iRealty Innovations**

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





















