



THE
A-TEAM

**RE/MAX
FIRST**

2426 6 ST NE Street, Calgary T2E 1X6

MLS®#: **A2198322**

Area: **Winston
Heights/Mountview**

Listing Date: **03/01/25**

List Price: **\$999,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Semi Detached (Half
Duplex)**

City/Town: **Calgary**
Year Built: **2024**

Lot Information
Lot Sz Ar: **3,000 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached**

Finished Floor Area
Abv Sqft: **2,021**
Low Sqft:
Ttl Sqft: **2,021**

DOM

9
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Attached-
Side by Side**

Parking

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

Utilities and Features

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

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Dishwasher,Microwave,Refrigerator**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Upper	9`11" x 12`5"
Family Room	Upper	13`1" x 17`0"
5pc Ensuite bath	Upper	8`7" x 15`11"
Laundry	Upper	6`5" x 5`9"
2pc Bathroom	Main	5`9" x 5`4"
Foyer	Main	6`10" x 6`9"
Living Room	Main	13`11" x 15`0"

Room	Level	Dimensions
Bedroom	Upper	9`10" x 12`5"
4pc Bathroom	Upper	9`4" x 4`10"
Family Room	Upper	13`9" x 9`0"
Walk-In Closet	Upper	9`4" x 6`11"
Dining Room	Main	13`4" x 12`0"
Kitchen	Main	15`10" x 17`2"
Mud Room	Main	5`11" x 8`1"

4pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

5`10" x 9`1"
13`10" x 10`6"
12`11" x 9`11"

Bedroom
Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement
Basement

9`9" x 10`8"
12`11" x 11`4"
9`0" x 8`8"

Title:
Fee Simple
Legal Desc:

7854GV

Zoning:
RC2

Remarks

Pub Rmks:

Introducing this brand-new luxury home in the prestigious community of Winston Heights/Mountview! Built to maximize a large lot, this stunning infill offers over 2,850 sq ft of beautifully designed living space across three levels, featuring 5 bedrooms and 3.5 bathrooms. The main floor is finished in durable hardwood and includes a chef-inspired kitchen with high-end appliances, a large island with a breakfast bar and a large pantry. The open layout also features a dining area, a spacious living room with an electric fireplace, a mudroom, and finished off with a 2-piece bath. Upstairs, the primary retreat features large windows, a walk-in closet, and a spa-like ensuite. This level also offers 2 more bedrooms, a family room, and a laundry room. The fully developed legal basement suite provides over 860 sq ft of living space accessible from the exterior of the home, featuring high ceilings, 2 bedrooms, a 4-piece bathroom, a full kitchen and living room, and a separate laundry room. Perfect for short-term rentals or guests, this space offers excellent income potential. Outside, enjoy a larger than average backyard. The exterior will be completed with a double detached garage. Situated close to The Winston Golf Club, Deerfoot Trail, Hwy 1, and a short commute to downtown & SAIT, you have everything you need in close proximity. With striking curb appeal, custom stone work & stucco siding, this home is a true standout!

Inclusions:
Property Listed By:

n/a
MaxValue Realty Ltd.

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













