

\$749,900 - 23 Moncton Road Ne, Calgary

MLS® #A2248403

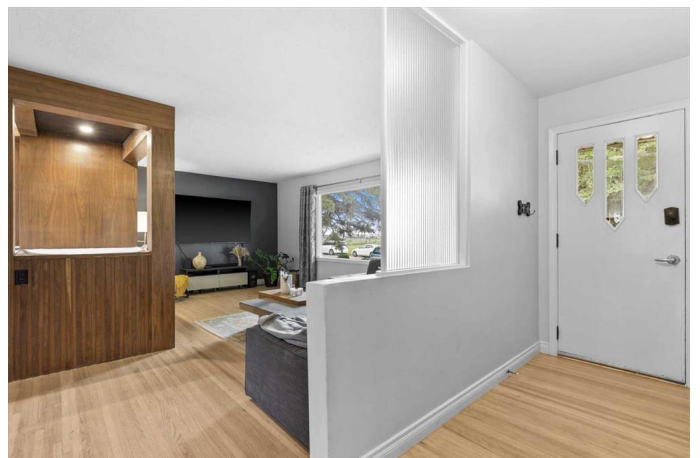
\$749,900

4 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

Hey Y'all! Welcome to 23 Moncton Road NE, a bright and versatile bungalow perfectly positioned across from green space, offering the easiest commute to downtown and endless outdoor recreation literally at your doorstep. Inside, the main floor features refinished hardwood floors and fresh paint, creating a warm and inviting atmosphere. The living room captures beautiful park views, while the functional kitchen and dining area provide a comfortable space for everyday living. With 4 bedrooms and 2 full bathrooms, there's room for family, guests, or even a home office. The fully finished basement offers impressive flexibility – ideal for guests, roommates, or simply more room to relax. It includes a spacious rec room with a cozy free-standing fireplace, a large bathroom with a soaker tub, and durable tile flooring throughout for easy maintenance. Step outside to a private, west-facing backyard – perfect for (rainless) summer evenings. Enjoy the low-maintenance laminate deck, a charming fieldstone patio, and a fire pit area for gathering with friends. A double detached garage plus additional parking suitable adds everyday convenience. Overlooking the Nose Creek pathway system, Elks Lodge, and Fox Hollow Golf Course, this home blends location, comfort, and major investment potential for first time home buyer's, developers or renovators alike! And with the Victory park off leash dog park just seconds away from your door, this one's for the dogs! Don't miss, book



your showing today!

Built in 1955

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2248403 |
| Price | \$749,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,096 |
| Acres | 0.14 |
| Year Built | 1955 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 23 Moncton Road Ne |
| Subdivision | Winston Heights/Mountview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 5P9 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Off Street, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Jetted Tub, Kitchen Island, See Remarks, Soaking Tub, Storage |
| Appliances | Electric Stove, Refrigerator, Window Coverings, Portable Dishwasher |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|--------------------------------|
| Fireplaces | Basement, Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Metal Siding, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 14th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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