

# \$959,000 - 452 22 Avenue Ne, Calgary

MLS® #A2255039

**\$959,000**

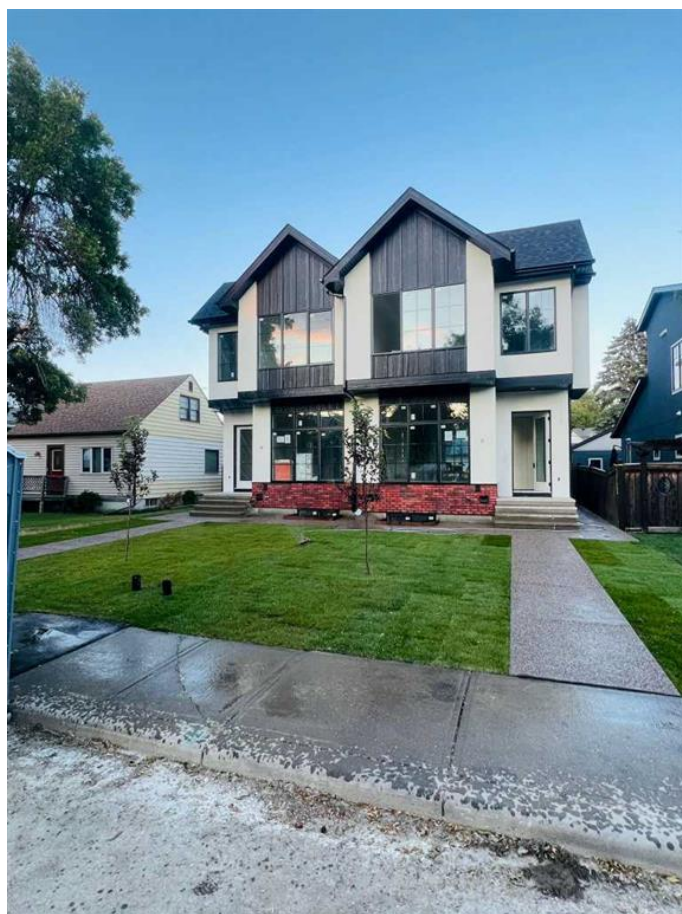
5 Bedroom, 4.00 Bathroom, 1,720 sqft

Residential on 0.06 Acres

Winston Heights/Mountview, Calgary, Alberta

Estimated Completion: October 2025

Welcome to Winston Heights Mountview! This modern infill comes with a legal basement suite with its own entrance and offers over 2350 sq. ft. of finished space. It features 5 bedrooms and 3.5 bathrooms, with high-end finishes throughout. The main floor has 10'™ ceilings, big windows, an open dining area, and a stylish kitchen with quartz counters, a large island, and KitchenAid stainless steel appliances. The living room includes a gas fireplace, built-in shelves, and access to the patio. Upstairs you'll find the primary bedroom with a 5-piece ensuite and walk-in closet, plus two more bedrooms, a full bathroom, and laundry. The basement has 9'™ ceilings and a fully legal 2-bedroom suite with its own kitchen, living space, and laundry—great for family or rental income. This home also includes a double garage, downtown views from the front, and an excellent location close to schools, parks, shops, and just minutes from downtown. Home under construction, ready mid October 2025. Renderings are for illustration only.



Built in 2025

## Essential Information

MLS® # A2255039

Price \$959,000

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,720
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	452 22 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1T7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Built-In Gas Range, Built-In Oven
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Landscaped, Rec
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	September 7th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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