

# \$849,000 - 503 23 Avenue Ne, Calgary

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MLS® #A2198968

**\$849,000**

6 Bedroom, 3.00 Bathroom, 1,987 sqft  
Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

Mechanicâ€™s Dream Garage on a Prime  
Double Corner Lot / Or prime Development  
Opportunity

This unique 2,149 sq. ft. residence offers a fantastic blend of character and modern updates, complete with a basement revenue suiteâ€™tenants vacating end of September! Originally an older bungalow, a massive two-story addition was completed in 1996, adding incredible space and functionality.

Both main-floor bedrooms feature stunning open lofts with glass railings, creating a bright and airy feel. The newer addition includes a spacious family/media room with soaring 9â€™ ceilings, perfect for entertaining.

Outside, enjoy a beautifully landscaped oasis with mature trees, lush shrubs, and a private south-facing backyard.

The 32â€™ x 24â€™ TRIPLE garage (built in 2002) is a dream for car enthusiasts or hobbyists, featuring natural gas heating, 220 power, and a pre-framed second overhead door on the south side for additional access.

Located just minutes from Winston Golf Course, this home offers a rare opportunity in a sought-after area.

Donâ€™t miss out on this one-of-a-kind property!



Built in 1996

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2198968          |
| Price          | \$849,000         |
| Bedrooms       | 6                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,987             |
| Acres          | 0.14              |
| Year Built     | 1996              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 503 23 Avenue Ne          |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 1W3                   |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Heated Garage, On Street |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Yard, City Lot                |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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