



614 22 Avenue NE  
Calgary, Alberta

MLS # A2309755



**\$959,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Completion: October 2026. 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 9' 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. One of biggest backyards in this area.