



GRASSROOTS
REALTY GROUP

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1908 5 Street NE
Calgary, Alberta

MLS # A2316012



\$1,224,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,934 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Interior Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	N/A		

MODERN LUXURY ON A RARE PIE LOT IN WINSTON HEIGHTS/MOUNTVIEW! Perfectly positioned facing Mount View School and just steps from Munro Park, currently undergoing an exciting \$6M revitalization, this stunning brand-new infill offers over 2,700 sq. ft. of thoughtfully designed living space with 6 bedrooms, 3.5 bathrooms, and an exceptional blend of style, function, and location. Situated on a desirable pie-shaped lot, the home features a larger-than-average backyard—ideal for entertaining, children, pets, or creating your own private outdoor oasis. The bright and airy main floor showcases soaring ceilings, oversized windows, and an open-concept layout designed for modern living. A versatile front room functions perfectly as a home office, guest bedroom, or flex space, offering flexibility to suit a variety of lifestyles. At the heart of the home is a chef-inspired kitchen featuring custom cabinetry, elegant fluted detailing, premium finishes, a walk-in pantry, and a spacious island that seamlessly connects to the dining and living areas. The inviting living room is anchored by a gas fireplace and framed by large patio doors that open directly to the backyard, creating effortless indoor-outdoor living. Upstairs, the luxurious primary retreat offers a spa-inspired ensuite and generous walk-in closet, while two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the level. The fully finished basement expands your living space with two additional bedrooms, a full bathroom, gym/flex space, and a spacious recreation room—perfect for teenagers, guests, a home gym, or family movie nights. Designed with timeless modern elegance, the home is finished with designer details throughout, including fluted millwork, striking iron railings, and a sophisticated blend of brushed gold and matte black fixtures. A detached

double garage provides secure parking and additional storage. Located in one of Calgary's most desirable inner-city communities, you'll enjoy an unbeatable lifestyle just minutes from downtown. Walk to schools, parks, playgrounds, and pathways, with the added benefit of Munro Park's upcoming revitalization. Enjoy convenient access to the new Co-op development, local cafés, restaurants, and everyday amenities along 16 Avenue. Golf enthusiasts will appreciate being just minutes from the newly rebuilt Winston Golf Club. Combining a premium pie lot, exceptional design, and an outstanding location, this is a rare opportunity to own a beautifully crafted new home in the heart of Winston Heights/Mountview. Renderings, selections, floorplans, and specifications are subject to change without notice.