



GRASSROOTS
REALTY GROUP

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619 24 Avenue NE
Calgary, Alberta

MLS # A2317652



\$1,100,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,076 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 619 24 Avenue NE — an exceptional home in the heart of Winston Heights offering over 2,000 sq ft above grade, a legal 2-bedroom suite, and the kind of thoughtful finishes that set this property apart. The main floor impresses from the start — hardwood floors throughout, a gas fireplace, and a chef-inspired kitchen featuring stainless steel appliances, pot filler, pantry, and a dedicated coffee bar. Whether you're hosting or just settling in after a long day, this space delivers. Upstairs, the primary bedroom offers a luxurious 5-piece ensuite and walk-in closet, while two additional bedrooms and a generous bonus room provide the flexibility every family needs — home office, playroom, or guest space, the choice is yours. The fully legal 2-bedroom basement suite is a true standout — complete with in-floor heating, LVP flooring throughout, and a full bathroom. An ideal mortgage helper or long-term rental with strong income potential in this inner-city location. Outside, the double detached garage is roughed-in for gas and 220V — ready for a heater, workshop setup, or EV charging down the road. All of this sits within walking distance of the Winston Golf Club and the upcoming new clubhouse development — a rare lifestyle amenity steps from your door. Minutes to Bridgeland's shops and restaurants, quick access to Deerfoot Trail and Crowchild, and just 10–12 minutes to downtown Calgary. Winston Heights is an established community on the rise, and this home is positioned perfectly within it. A property this complete, this well-located, and this versatile doesn't come along often. Book your showing today.