



GRASSROOTS
REALTY GROUP

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425 23 Avenue NE
Calgary, Alberta

MLS # A2323154



\$769,900

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,509 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Skylight(s), Soaking Tub		

Inclusions: none

Beautiful attached infill located on one of Winston Heights most desirable streets. Height ceilings, Spacious gourmet kitch w/ample crisp white cabinets, huge island, chic quartz countertops. Lrg family rm w/fully tiled linear gas FP. 3 bdrms up incl spacious mstr w/custom tray ceiling & lrg walk-in closet. 2nd level laundry rm. Fully dev down w/huge media/games rm, 4th bdrm & full bath. close to schools, restaurants, shopping, golf course & an easy commute downtown. ***must see ***