

# \$775,000 - 445 24 Avenue Ne, Calgary

MLS® #A2262281

**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,941 sqft

Residential on 0.07 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome home to this lovingly maintained home with brick and stucco exterior, offering timeless curb appeal and lasting durability. This spacious 3 +1 bedrooms home features a fully developed basement, perfect for additional living or entertaining space. The heart of the home is the stylish kitchen, complete with a granite island ideal for meal prep and gatherings. Enjoy the luxury of a huge primary bedroom retreat, boasting a walk-in closet and a spa-like 5-piece en-suite. Located just minutes from downtown, this home offers the perfect blend of comfort, convenience, and lifestyle. Newer appliances, furnace was serviced and motor replaced, Asphalt Shingles on the roof is scheduled to be replaced any day, with the same material as the next door, and same roofing company!

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262281  |
| Price          | \$775,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,941     |
| Acres          | 0.07      |
| Year Built     | 2008      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 445 24 Avenue Ne          |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 1X2                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, No Smoking Home                                                                                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Oven-Built-In |
| Heating           | Forced Air                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                           |
| Fireplaces        | Gas, Mantle, Family Room, Insert, Recreation Room                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                              |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Entrance, Private Yard             |
| Lot Description   | Back Lane, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Brick, Stucco, Wood Frame                                          |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 14                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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