

# \$849,000 - 503 23 Avenue Ne, Calgary

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MLS® #A2198968

**\$849,000**

6 Bedroom, 3.00 Bathroom, 1,987 sqft  
Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

Mechanicâ€™s Dream Garage on a Prime  
Double Corner Lot / Or prime Development  
Opportunity

This unique 2,149 sq. ft. residence offers a fantastic blend of character and modern updates, complete with a basement revenue suiteâ€™tenants vacating end of September! Originally an older bungalow, a massive two-story addition was completed in 1996, adding incredible space and functionality.

Both main-floor bedrooms feature stunning open lofts with glass railings, creating a bright and airy feel. The newer addition includes a spacious family/media room with soaring 9â€™ ceilings, perfect for entertaining.

Outside, enjoy a beautifully landscaped oasis with mature trees, lush shrubs, and a private south-facing backyard.

The 32â€™ x 24â€™ TRIPLE garage (built in 2002) is a dream for car enthusiasts or hobbyists, featuring natural gas heating, 220 power, and a pre-framed second overhead door on the south side for additional access.

Located just minutes from Winston Golf Course, this home offers a rare opportunity in a sought-after area.

Donâ€™t miss out on this one-of-a-kind property!



Built in 1996

## Essential Information

MLS® #	A2198968
Price	\$849,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,987
Acres	0.14
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	503 23 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1W3

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, On Street
# of Garages	2

## Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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