$625,000 - 408 22 Avenue Ne, Calgary

MLS® #A2252128

$625,000
2 Bedroom, 2.00 Bathroom, 1,255 sqft
Residential on 0.11 Acres

Winston Heights/Mountview, Calgary, Alberta

Charming and thoughtfully updated 1910 character home in highly sought-after Winston Heights, offering rare MC-1 live/work zoningâ€” perfect for an office, business or simply enjoy your lovely residence. A spacious tumbled-tile foyer welcomes guests into a sunlit, south-facing great room anchored by a brick-faced gas fireplace with a mantle and built-ins. Sliding doors open to a separate dining room that can easily double as a board/meeting room. Natural light permeates throughout. Cooks will love the well-designed kitchen featuring stainless steel appliances, including a gas range plus an additional built-in wall oven, abundant cabinetry including pantry, ample workspace, and a detailed high ceiling. A butlerâ€™s pantry is perfect for entertaining, offering a discreet area for meal preparation and serving, as well as additional counter and storage space, A 2-piece powder room completes the main floor. Upstairs, the cozy primary suite offers a 4-piece bath with a soaker tub, walk-in shower, laundry, and separate work nook. Stay comfortable year-round with air conditioning. The developed basement adds valuable space with a family room finished in luxury vinyl plank flooring, plus an additional bedroom- ideal for guests or office. Outdoors, enjoy a maturely landscaped, private, and fenced 125-ft lot with an irrigation system and a working pondâ€”perfect for relaxing or entertaining. Three rear paved parking stalls. Close to transit, shopping, restaurants, and everyday

amenities, with quick access to downtown and major arteries. This is an exceptional property where old-world charm meets the needs of todayâ€™s contemporary livingâ€”paired with the versatility of MC-1 zoning for true live/work lifestyle.

Built in 1910

Essential Information

MLS® #	A2252128
Price	$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,255
Acres	0.11
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	408 22 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1T7

Amenities

Parking Spaces	3
Parking	Alley Access, Parking Pad, Paved, Single Garage Detached
# of Garages	1

Interior

Interior Features	Bookcases, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s)
Appliances	Built-In Oven, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Level, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	17
Zoning	MC -1

Listing Details

Listing Office	RE/MAX Complete Realty

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