

# \$959,900 - 454 22 Avenue Ne, Calgary

MLS® #A2266951

**\$959,900**

5 Bedroom, 4.00 Bathroom, 1,750 sqft  
Residential on 0.06 Acres

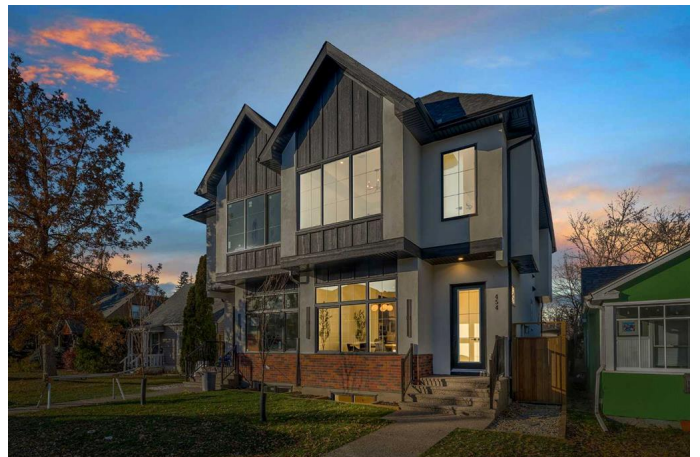
Winston Heights/Mountview, Calgary, Alberta

Welcome to Winston Heights Mountview! This modern infill comes with a legal basement suite with its own entrance and offers over 2250 sq. ft. of finished space. It features 5 bedrooms and 3.5 bathrooms, with high-end finishes throughout. The main floor has 10'™ ceilings, big windows, an open dining area, and a stylish kitchen with quartz counters, a large island, and KitchenAid stainless steel appliances. The living room includes a gas fireplace, built-in shelves, and access to the patio. Upstairs you'll find the primary bedroom with a 5-piece ensuite and walk-in closet, plus two more bedrooms, a full bathroom, and laundry. The basement has 9'™ ceilings and a fully legal 2-bedroom suite with its own kitchen, living space, and laundry—great for family or rental income. This home also includes a double garage, downtown views from the front, and an excellent location close to schools, parks, shops, and just minutes from downtown. One of the biggest backyards in this area.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2266951  |
| Price      | \$959,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,750                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 454 22 Avenue Ne          |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 1T7                   |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Tray Ceiling(s)                                     |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | Rough-In                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full                                                                                                                                                      |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line, Private Yard             |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingle           |
| Construction | Brick, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 15                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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