

# \$625,000 - 408 22 Avenue Ne, Calgary

MLS® #A2252128

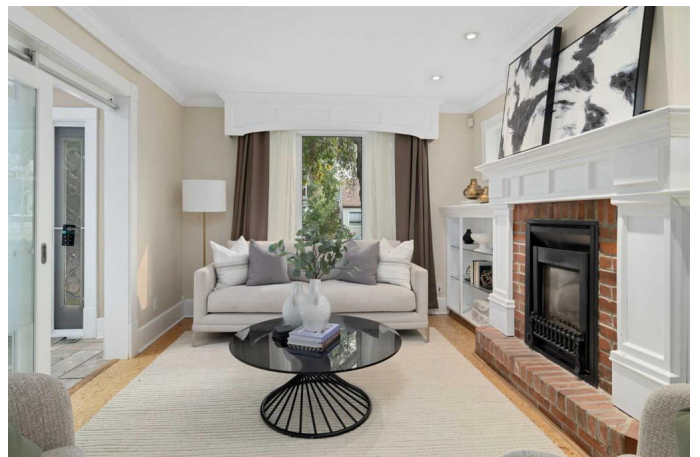
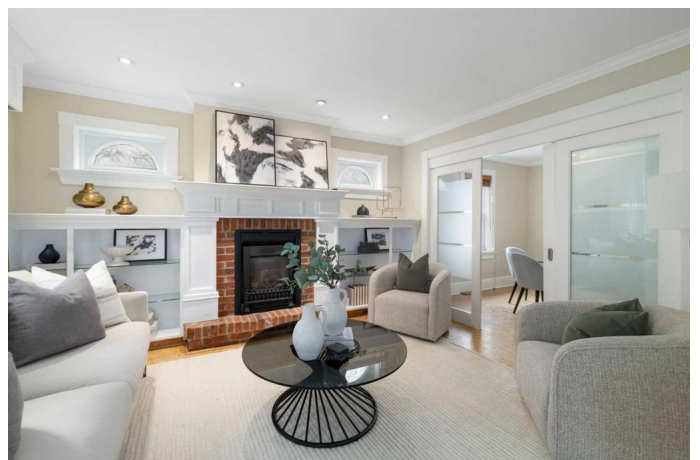
**\$625,000**

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 zoning—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 butler'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. Hot-water-on-demand system for efficiency and convenience. Outdoors, enjoy a maturely landscaped, private, and fenced 125-ft lot with an irrigation system and a working pond—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 today’s contemporary living”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, Single Garage Detached, Paved |
| # of Garages   | 1                                                        |

**Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Tankless Hot Water                                          |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Gas Stove |
| Heating           | Boiler, Forced Air, Natural Gas                                                                                            |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas, Great Room, Mantle, Brick Facing                                                                                      |
| 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 | 7                   |
| Zoning         | MC -1               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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