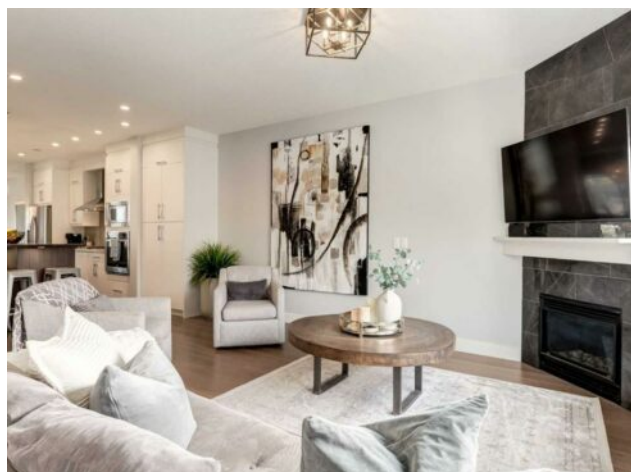


436 22 Avenue NE
Calgary, Alberta

MLS # A2240690



\$850,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,822 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: Hot Tub (as is)

****OPEN HOUSE 12-3 SATURDAY JULY 26TH**** Nestled in the highly sought-after community of Winston Heights, this exceptional home offers the perfect blend of inner-city convenience and family-friendly charm. Surrounded by parks, top-rated schools, and local amenities—and just minutes from downtown—this location is second to none. Upstairs, you’ll find three generous bedrooms, each with its own walk-in closet for ample storage. The bathrooms are designed for modern living, both featuring dual vanities, while the primary ensuite is a true retreat with a beautifully updated shower. For added convenience, the laundry is thoughtfully located on the upper level. The main floor is built for everyday living and effortless entertaining. The oversized island offers plenty of additional storage, and the open-concept layout flows seamlessly into the cozy living room, complete with a gas fireplace and striking tile feature wall. Just off the main level, you’ll also find a freshly updated powder room. Downstairs, enjoy the ultimate entertainment space with a wet bar, recreation area, and an additional full bathroom. A spacious fourth bedroom with an oversized walk-in closet provides even more functionality for guests or family. Step outside and you’ll discover your own private backyard retreat, complete with a patio, privacy screen, mature trees, and a hot tub—perfect for relaxing or hosting friends. The double detached garage adds even more value, offering secure parking and extra storage. This home truly checks all the boxes and more. Move-in ready and packed with upgrades, it’s a rare opportunity to own in one of Calgary’s most desirable inner-city communities.