

# \$649,900 - 625 26 Avenue Ne, Calgary

MLS® #A2198428

**\$649,900**

4 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.08 Acres

Winston Heights/Mountview, Calgary, Alberta

OPEN HOUSE SAT, MAY 3, 1:00-3:30. Price reduced!!!

Impeccably Clean!....Surrounded by multi million dollar homes in the coveted community of Winston Heights, this semi-detached, 4-level split home offers timeless charm and a massive modern renovation making it an ideal choice for the discerning buyer. A blend of style and comfort with meticulous care, displaying true Pride of Ownership!...this property is a turn-key experience in Calgary's inner city. As you step into the spacious and light-filled living room, the stunning hardwood floors and captivating valley views set the stage for a home that's designed for both relaxation and entertaining. The open floor plan, leads you to a chef's delight with a NEW kitchen, featuring SOFT closing cabinetry, stainless steel appliance package and amazing QUARTZ countertops. Some noted upgrades are Bosch dishwasher (2019), and the Frigidaire range with air fryer & true convection (2022). Adjacent to the kitchen, the dining area, illuminated by natural light, opens to a generously sized concrete deck, making it so convenient when it's time to barbeque. The south-facing yard is a private oasis, complete with a sizeable shed, ideal for extra storage. The home's layout is designed to cater to both communal living and individual privacy. The top floor has two spacious bedrooms both with hardwood and the primary bedroom is large enough for a king-size bed. Also this floor



features a fully NEW reno'd 4-piece bath! The 3rd bedroom, with oak parquet hardwoods, is conveniently located just steps down from the main level, where luxury vinyl plank flooring (2024) provides seamless access to the attached garage entrance. The 4th bedroom is in the lower level with egress-approved windows & well, alongside a bathroom complete with a jacuzzi tub & walk-in shower. No detail has been overlooked in the upkeep of this home; painted walls & trim (2024). The exterior features newly exterior acrylic stucco on the sides and the back of the house (2021). High-efficiency furnace (2010) and 50-gallon hot water tank (2017) ensures year-round comfort. The upgraded torch-on roof promises longevity & durability. Water is managed by new soffits, fascia, eavestrough and downspouts (2021). Protect your vehicle in the single attached garage. Winston Heights isnâ€™t just a place to live - itâ€™s a lifestyle. With its breathtaking valley views and close proximity to city transit , it is a perfect blend of suburban tranquility and urban convenience. Enjoy easy access to The Winston Golf Club, access to multiple bike paths and all essential amenities within walking distance, including schools, grocery stores, and restaurants. With many new builds enhancing the neighbourhood, Winston Heights is recognized as a top choice for those looking to invest in a lifestyle of inner city comfort and class!

Built in 1963

**Essential Information**

MLS® #	A2198428
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,014

Acres	0.08
Year Built	1963
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 4 Level Split
Status	Active

### **Community Information**

Address	625 26 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Z6

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Jetted Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, See Remarks

### **Exterior**

Exterior Features	Private Yard
Lot Description	Private, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
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Days on Market	48
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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