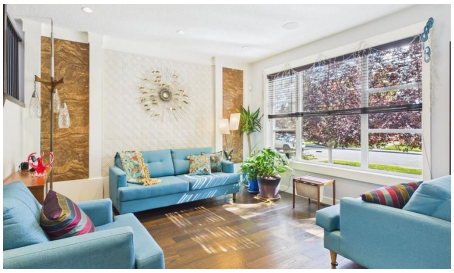
442 23 Avenue NE

Calgary | Active | MLS® A2346999

$825,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2012**	**1,986.48 sq. ft.**

Your next move starts with a conversation.

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Listed by 2% Realty

A closer look

Welcome to 442 23 Avenue NE, an exceptionally spacious and meticulously maintained 4 bedroom, 4 bathroom duplex situated on a quiet, tree lined street in the sought after community of Winston Heights. Lovingly cared for and offering an impressive combination of space, comfort and functionality, this home is an absolute gem in a central Calgary location. The main level welcomes you with abundant natural light from the south facing front exposure and soaring vaulted ceilings that create a bright and inviting atmosphere. The generous living spaces are ideal for both everyday living and entertaining, while central air conditioning provides year round comfort. A security system and roughed in sound system add further convenience. The impressive primary suite is a true retreat, featuring generous space, a large walk in closet and an exceptional 5 piece ensuite bathroom. The finished basement provides even more flexibility with a spacious recreation area, wet bar, bedroom and full bathroom, making it an excellent space for entertaining, hosting guests or relaxing with family. Outside, enjoy a beautifully landscaped and peaceful backyard surrounded by mature trees and greenery. This private outdoor space is perfect for morning coffee, summer gatherings or simply enjoying the tranquility of this established neighbourhood. Location is a major highlight. You are close to multiple public and Catholic schools, playgrounds, transit stops, grocery stores, coffee shops, restaurants and a variety of Italian, Asian and Central American markets. Co op and Safeway are conveniently nearby, while Edmonton Trail, Centre Street and 16 Avenue provide quick access throughout the city. Downtown Calgary is approximately 10 minutes away, with SAIT approximately 15 minutes away and the University of Calgary, Foothills Medical Centre and Calgary International Airport all easily accessible. Outdoor enthusiasts will appreciate the nearby pathways, bike routes, golf courses, parks, recreation facilities, public pool and hockey arena. Deerfoot Trail and Crowchild Trail are also close by, making commuting and exploring the city incredibly convenient. With its exceptional primary suite, vaulted ceilings, finished basement, wet bar, air conditioning, mature landscaping, peaceful setting and outstanding central location, 442 23 Avenue NE offers the space and lifestyle that is increasingly difficult to find in Calgary. A beautifully maintained home in a welcoming community, just minutes from virtually everything the city has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346999
Bedrooms	4
Bathrooms	4
Year Built	2012
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,986.48 sq. ft.
Lot Area:	3,132 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	South
Unit Exposure:	North, South, West
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2012 (Age: 14)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	419R
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Up
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
City Quadrant:	Northeast
Community:	Winston Heights/Mountview
Appliances:	Dishwasher, Gas Range, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	Air conditioner, security system.
Restrictions:	None Known
Main Floor	Living Room · 33'11" × 14'5" ·
Main Floor	Dining Room · 11'9" × 5'4" ·
Main Floor	Kitchen · 12'11" × 9'11" ·
Main Floor	Family Room · 14'1" × 13' ·
Main Floor	Mud Room · 5'4" × 4'10" ·
2nd Floor	Bedroom · 10'11" × 9'9" ·
2nd Floor	Bedroom · 13'1" × 9'9" ·

2nd Floor	Laundry · 8'3" × 6'11" ·
2nd Floor	Walk-In Closet · 8'11" × 6'2" ·
2nd Floor	Bedroom - Primary · 15'9" × 12'7" ·
Basement	Family Room · 18'11" × 17'11" ·
Basement	Furnace/Utility Room · 8'1" × 7' ·
Basement	Bedroom · 12'6" × 12'1" ·
Basement	Walk-In Closet · 7'2" × 5'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/442-23-avenue-ne-calgary-a2346999/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.