612 22 Avenue NE

Calgary | Active | MLS® A2325978

$959,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,736.17 sq. ft.**

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Listed by Prep Ultra Realty Ltd.

A closer look

Completion: end of November 2026. Welcome to Winston Heights Mountview! This modern infill comes with a legal basement suite with its own entrance and offers over 2350 sq. ft. of finished space. It features 5 bedrooms and 3.5 bathrooms, with high-end finishes throughout. The main floor has 9’ 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 biggest backyards in this area.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325978
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,736.17 sq. ft.
Main Level Finished Area:	788.66 sq. ft.
Upper Level Finished Area:	947.51 sq. ft.

Below Grade Finished Area:	667.6 sq. ft.
Lot Area:	5,521 sq. ft.
Lot Frontage:	22'6"
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1552W
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Canbrook Homes
New Constr.:	Yes
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room, Multiple Locations, Upper Level
City Quadrant:	Northeast
Community:	Winston Heights/Mountview
Appliances:	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 13'3" × 11'6" ·
Main Floor	Kitchen · 17' × 11'6" ·
Main Floor	Dining Room · 12'9" × 11'2" ·
Main Floor	Office · 6' × 5' ·
Upper Level	Bedroom - Primary · 14'9" × 12'2" ·
Upper Level	Bedroom · 11' × 9'9" ·
Upper Level	Bedroom · 11'8" × 9'6" ·
Upper Level	Laundry · 6' × 5' ·
Upper Level	Walk-In Closet · 13' × 8' ·
Basement	Bedroom · 10'4" × 9'9" ·

Basement	Bedroom · 10'6" × 8'10" ·
Basement	Living Room · 13'5" × 10'11" ·
Basement	Kitchen · 11' × 6' ·
Basement	Laundry · 6' × 5' ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby
Interior Features:	Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/612-22-avenue-ne-calgary-a2325978/

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