

1921 Mountview Crescent NE
Calgary, Alberta

MLS # A2245893

\$739,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	982 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Low Flow Plumbing Fixtures, Vinyl Windows		

Inclusions: Drapery & rods - living room, media storage unit - living room, shelving built-in - primary bedroom, ceiling fan - primary bedroom, floating shelves x 2 - main floor bathroom, curtain rod - second bedroom, floating shelf - kitchen, back door coat hook, built-in shelves x 3 - garage, garage remote, TV bracket - main floor. Lower Unit - Dishwasher, Electric Stove, Microwave, Refrigerator

Tucked away on a quiet, tree-lined street in Winston Heights, this community is one of Calgary's best-kept secrets! Here, you're just steps away from multiple parks, playgrounds, the off-leash dog park, & The Winston Golf Club! Walk to multiple grocery stores and enjoy quick access to major routes for an easy commute. This charming raised bungalow presents OVER 1,685 SF of developed living space and sits on a 50 x 110 lot that blends modern updates with cozy character, making it a standout choice for first-time buyers, families, and investors alike. This home has undergone numerous UPGRADES throughout, including a completely new main floor bathroom with stylish tile and glass shower, all NEW vinyl WINDOWS enhancing comfort and energy efficiency, and newer PEX plumbing bringing peace of mind and modern convenience. Step inside to find a warm and inviting living room centered around a corner gas fireplace - perfect for curling up during Calgary's winter months. During these summer months, enjoy your morning coffee on the charming front porch, while in the evenings, take advantage of the sun-soaked west-facing backyard that's a low-maintenance oasis you'll never want to leave! The open-concept layout flows seamlessly into a bright & spacious kitchen that's perfect for hosting family and friends. Head down the hall to find two bedrooms separated by the main floor bathroom - the primary suite features generous storage with built-in cabinetry and a roomy closet, while the second bedroom makes for a great kids room / guest room / or at-home office. Downstairs, a fully finished (illegal) basement SUITE with separate entrance offers fantastic flexibility - use it as a mortgage helper, extra family space, or a cozy retreat to cheer on the Calgary Flames. Complete with an upgraded bathroom, third bedroom, plenty of storage, and a dedicated

home office area, it's a space that adapts to your lifestyle. Whether you're starting your journey into homeownership or looking for a place to grow, this lovingly maintained bungalow has it all. Don't miss your chance to call it home, book your showing today! *Check Out Full Property Tour Video & Floor Plans*