

# \$775,000 - 617 24 Avenue Ne, Calgary

MLS® #A2228510

**\$775,000**

3 Bedroom, 2.00 Bathroom, 1,005 sqft

Residential on 0.15 Acres

Winston Heights/Mountview, Calgary, Alberta

Endless Possibilities in Winston Heights â€“  
Prime RC-G Lot Across from the Golf Course.

Set on an oversized 50 x 125sqft lot in sought-after Winston Heights, this charming bungalow is just a one-minute walk to The Winston Golf Club and offers exceptional potential for investors, developers, or those looking to build their dream home.

The existing 1,005 sq. ft residence has been thoughtfully updated with granite countertops, stainless steel appliances, hardwood kitchen cabinetry, renovated bathrooms and a new furnace. The fully finished basement offers a separate entrance, spacious rec room, additional bedroom and full bath â€“ perfect for future suite development (subject to city approval).

Enjoy the expansive backyard complete with a large deck and pergola, ideal for summer entertaining. A detached oversized single garage adds extra convenience and storage.

With RC-G zoning and a location thatâ€™s minutes to downtown, schools, shopping, and transit, this property is a rare opportunity to invest in one of Calgaryâ€™s most established inner-city communities.

Built in 1950



## Essential Information

MLS® #	A2228510
Price	\$775,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,005
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	617 24 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2e1x5

## Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Interior Lot, Private
Roof	Shake

Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	2
Zoning	RC-G

**Listing Details**

Listing Office	eXp Realty
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