

WELCOME HOME

622 23 AVENUE NE
Winston Heights/Mountview

SQUARE FT.
1,749

BEDROOMS
3/1

BATHROOMS
3/1

BUILT
2006

CHARLES LISTING AGENT
Linda Lukindo



LOVELY EXECUTIVE SEMI-DETACHED HOME

For many people, walking to the golf course is the definition of goals. What if I told you, you could walk to The Winston Golf Club in under 5 minutes AND live in a stunning semi-detached home that is also close to the downtown core and the off-leash dog park? Well, this is the home for you! This inner city gem in desirable Winston Heights/Mountview boasts over 2,000 sq.ft of total living space, with 4 bedrooms, 3.5 bathrooms, fully developed basement, beautiful backyard with detached garage and lots of additional upgrades. Walk through the spacious foyer and be delighted by the sun-filled living room with large windows and gas fireplace. The full executive chef's kitchen features tons of cabinetry, granite countertops, raised breakfast bar, electric stove top (with gas line), stainless steel appliances, new fridge (2020), new microwave (2021) and large pantry. The dining room will be the perfect spot for family meals and entertaining. Outside, the backyard awaits with a raised back porch, beautifully maintained lawn and detached garage. Completing the main floor is a 2pc powder bathroom and lots of closet storage. Upstairs, 3 bedrooms including the primary suite await, the latter of which features a stunning 4pc ensuite bathroom with Kohler steam shower, dual vanities and walk-in closet. The additional 2 bedrooms are generously sized and perfect for the entire family. Your laundry room is conveniently located upstairs. Downstairs, your fully developed basement offers an additional bedroom, 4pc bathroom, large family room and den. You will love living here, and will adore the central air-conditioning as we head into the heart of summer and the newer hot water tank updated in 2017 is a major upgrade already completed. Central vacuum system, water softener, it's all here! The cherry on top? Walking distance to pathways and tons of amenities, cafes and restaurants, including Azzurri Pizzeria, Amandine Bakery, Silver Inn, Rosso Coffee Roasters... Shall we go on?



ESSENTIALS

Bedrooms: 3/1
Bathrooms: 3/1
Full: 3
Half: 1
Square Footage: 1,509 (AG)
Year Built: 2006
Type: Semi-Detached
Style: 2 Storey
Basement: Fully Finished,
Status: Active

AMENITIES

Parking: Double Detached
Garage, 19'5" X 21'3"
Features: Central Air
Conditioning, Close to Golf
Course, Shopping, Schools,
Recreation and Parks

EXTERIOR

Exterior: Stucco, Wood
Front Exposure: South
Construction: Wood Frame
Foundation: Concrete
Roof Type: Asphalt Shingles

INTERIOR

Heating Type: Forced Air-1
Heating Fuel: Natural Gas
Flooring: Hardwood, Slate
Features: Central Air
Conditioning, Gas Fireplace,
Newer Hot Water Tank (2017),
New Fridge (2020), New
Microwave (2021)

COMMUNITY

Address: 622 23 Avenue NE
Subdivision: Winston Heights/
Mountview
City: Calgary
Province: Alberta

COVER / SOUTH FACING EXTERIOR

LEFT / FROM THE ENTRY, YOU MOVE INTO THE ELEGANT FRONT LIVING ROOM WITH GAS FIREPLACE AND LARGE WINDOWS, OPEN KITCHEN

RIGHT / PRIMARY SUITE WITH ENSUITE, LAUNDRY AMENITIES, BASEMENT AND BEDROOM

BACK / BACKYARD, REAR PORCH





LINDA LUKINDO

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Charles Listing Agent

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When Linda was in high school, she proudly declared her intention to pursue a career in real estate to her guidance counsellor.

"Real Estate?" her guidance counsellor repeated, "...that's a sales profession...you have to be pushy and aggressive in sales, that's not you Linda, you're a helper! Why don't you go into a helping profession?"

And so, at the guidance of her counsellor, Linda obtained her Bachelor of Social Work degree, and then a Master of Counselling Psychology degree. She dedicated 10 years helping individuals achieve their wellness goals in the counselling and mental health fields; and continues to seek volunteer opportunities in these areas.

After buying and selling real estate as a client however, Linda realized that real estate IS a helping profession. Her conviction was that it absolutely needed to be service first, and sales second.


This realization led her to pursue a career as a Realtor®, so that she can be a helper to individuals, couples, and families aspiring to achieve their real estate dreams.

As busy people, we all have stresses and demands on our lives – both personal and professional. So when it comes to buying or selling a home, we try to keep things simple.

Just as you seek medical or legal advice when needed, we're here to help with all the details surrounding a home purchase. In every case, whether you're looking for a luxury or entry level home we provide all clients with personalized, attentive service.

We value and respect the individuality, diversity and dignity of our clients and handle all transactions with civility and professionalism. Our belief is that being of service is all about making people feel welcomed, cared for and cherished. This is the essence of Charles.

How may we help you?

Dedicated to helping 
move in the right direction

Charles