

\$749,900 - 23 Moncton Road Ne, Calgary

MLS® #A2248403

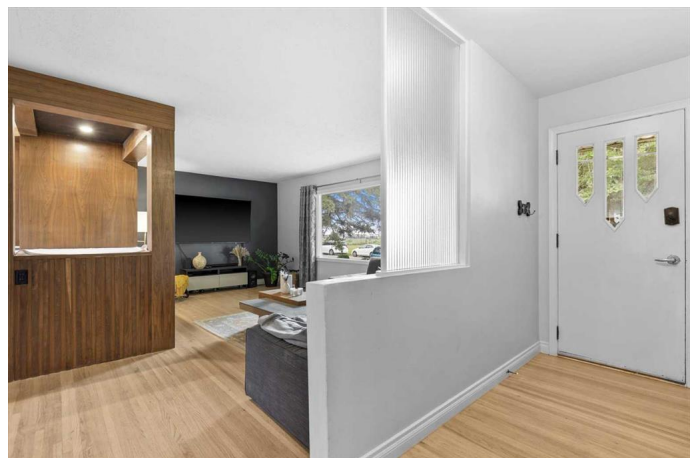
\$749,900

4 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

****Open House - Saturday August 16th, 12:00-2:00PM**** Hey Y'all! Welcome to 23 Moncton Road NE, a bright and versatile bungalow perfectly positioned across from green space, offering the easiest commute to downtown and endless outdoor recreation literally at your doorstep. Inside, the main floor features refinished hardwood floors and fresh paint, creating a warm and inviting atmosphere. The living room captures beautiful park views, while the functional kitchen and dining area provide a comfortable space for everyday living. With 4 bedrooms and 2 full bathrooms, there's room for family, guests, or even a home office. The fully finished basement offers impressive flexibility — ideal for guests, roommates, or simply more room to relax. It includes a spacious rec room with a cozy free-standing fireplace, a large bathroom with a soaker tub, and durable tile flooring throughout for easy maintenance. Step outside to a private, west-facing backyard — perfect for (rainless) summer evenings. Enjoy the low-maintenance laminate deck, a charming fieldstone patio, and a fire pit area for gathering with friends. A double detached garage plus additional parking suitable adds everyday convenience. Overlooking the Nose Creek pathway system, Elks Lodge, and Fox Hollow Golf Course, this home blends location, comfort, and major investment potential for first time home buyer's, developers or renovators alike! And with the Victory park off leash dog park just seconds away from your



door, this one's for the dogs! Don't miss, book your showing today!

Built in 1955

Essential Information

MLS® #	A2248403
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,096
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	23 Moncton Road Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5P9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Jetted Tub, Kitchen Island, See Remarks, Soaking Tub, Storage
Appliances	Electric Stove, Portable Dishwasher, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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