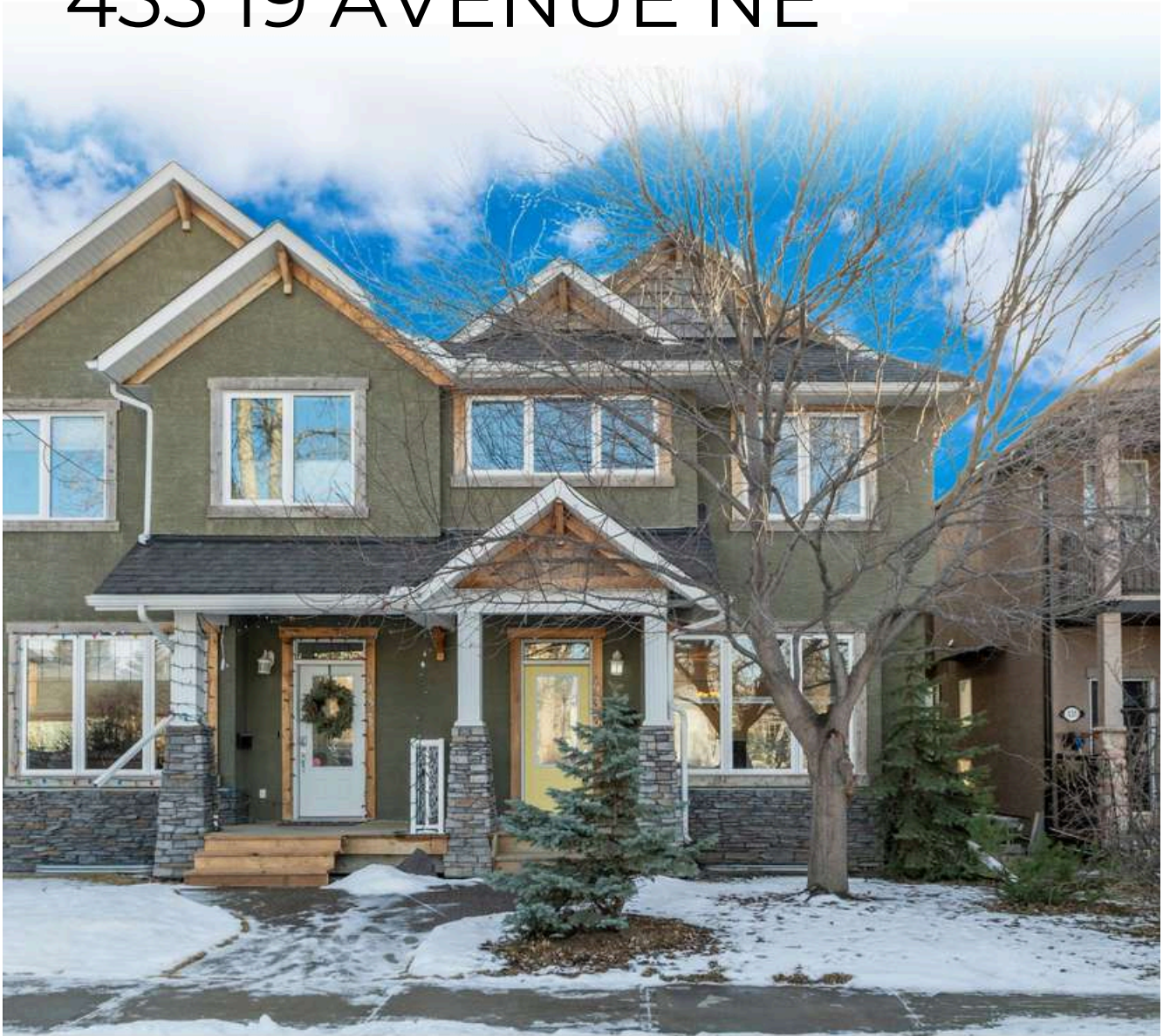


WINSTON HEIGHTS- MOUNTVIEW

433 19 AVENUE NE



Kelly McKelvie

403-804-7793

kelly@themckelviigroup.com

www.themckelviigroup.com

—THE
McKELVIE
—GROUP.com

real
Real Broker

WELCOME...

Tucked into Winston Heights–Mountview, this home carries a touch of Canmore sensibility, right in the city. The sage green stucco, stone cladding, and butter-yellow front door create an immediate sense of warmth and welcome.

Step inside to a gracious living room, where a double-sided fireplace draws you naturally into the formal dining space. From there, the home opens beautifully to a south-facing kitchen bathed in natural light. Thoughtful updates include new stainless steel appliances, granite countertops, and a full pantry. It's a space designed for real life, morning routines, evening gatherings, and everything in between.

Upstairs, you'll find three generous bedrooms and the convenience of upper-level laundry. The primary suite feels like a private retreat, with a three-sided fireplace connecting the bedroom and ensuite. Here, a soaker tub, dual vanity, and spacious walk-in closet create a calm, restorative space. The two additional bedrooms are bright and adaptable, the kind of rooms that grow with a family.

Downstairs, the lower level offers a flexible living area with fresh carpet throughout, ideal for entertaining or unwinding. Beyond French doors sits a fourth bedroom with its own full ensuite, perfect as a guest suite or private office.

Outside, the fully fenced, south-facing backyard provides a sunny retreat for summer evenings, while the double garage adds everyday ease. With convenient access to downtown, schools, and shopping, this home strikes a beautiful balance, neighborhood charm meets city living. Nearby, the Winston Golf Club is undergoing a significant renovation, bringing new energy to the area. The Winston Heights–Mountview Community Association is also just steps away, offering community gardens, a winter rink, and year-round programming. With excellent schools and expansive parks close by, this is a place that truly feels like home.



Link to Winston Heights -
Mountainview Community Book:
<https://themckelviegroup.my.canva.site/web-winston-heights-mountview-community-sheet>



Property Details

Offered At: \$749,900

Possession: Immediate

Property Taxes: \$4,316.00 for 2025

Heating: Forced Air, Natural Gas

Fireplaces: 2/Gas

Flooring: Carpet, Ceramic Tile, Vinyl Plank

Laundry: Upper Level

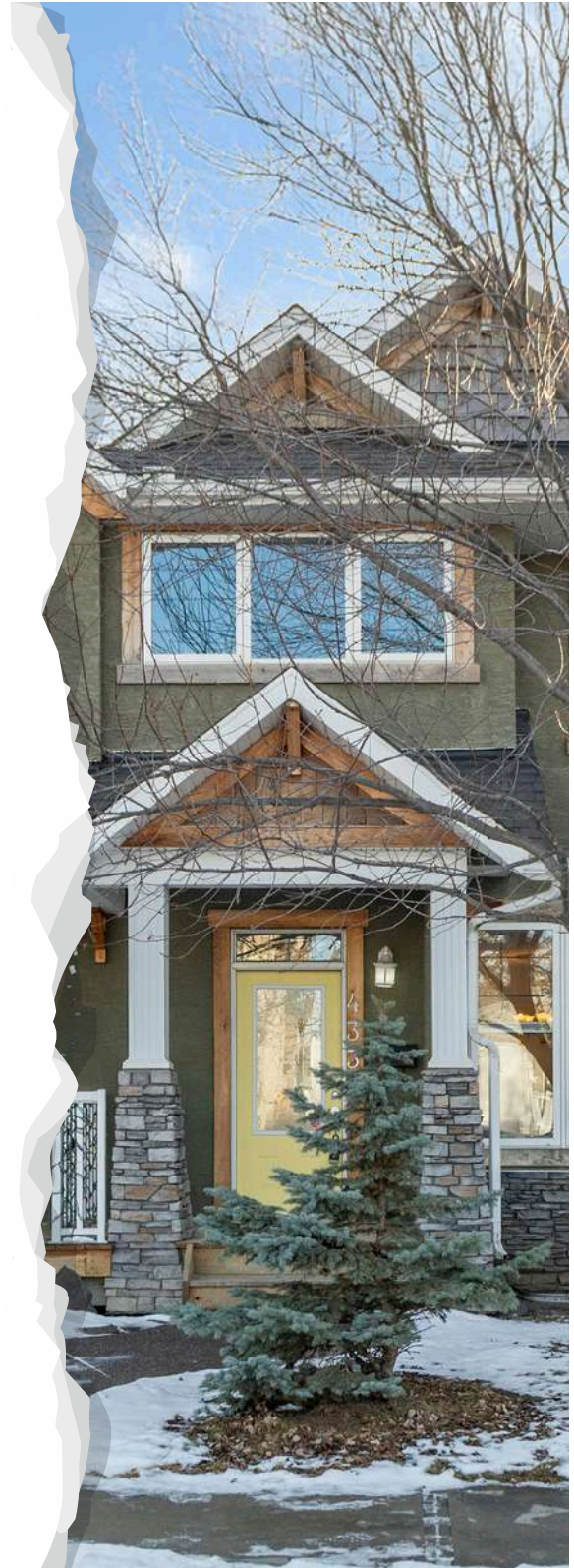
Kitchen:

- Sunny south-facing kitchen
- Granite countertops
- New stainless steel appliances
- Tile backsplash
- Kitchen island
- Full Pantry

Goods Include:

- Dishwasher
- Dryer
- Refrigerator
- Stove
- Washer
- Window Coverings
- Hood Fan
- Garage Opener

Garage: Double Detached Garage

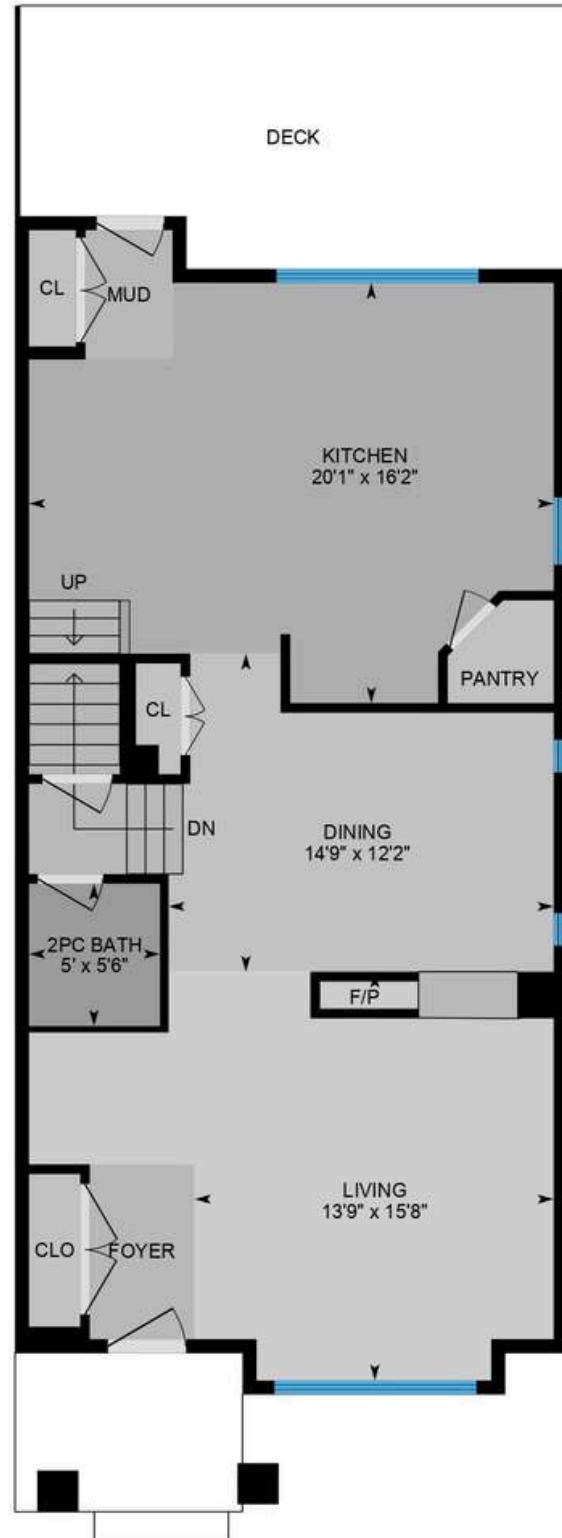


THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
912.20 SQ. FT.

INTERIOR AREA:
841.27 SQ. FT.

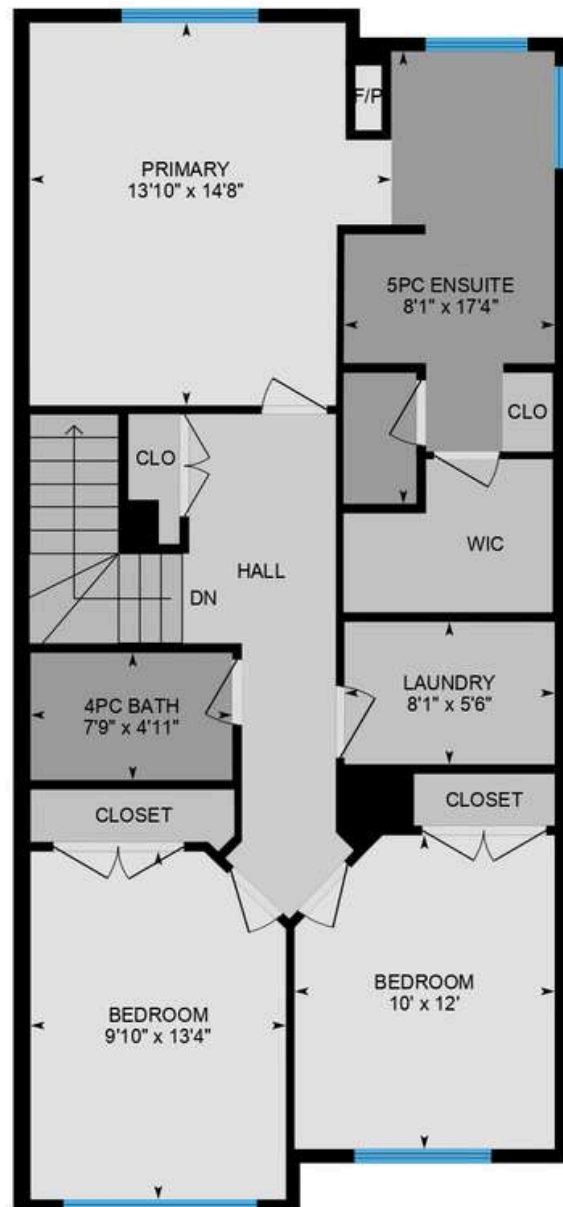


THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
951.38 SQ. FT.

INTERIOR AREA:
879.50 SQ. FT.

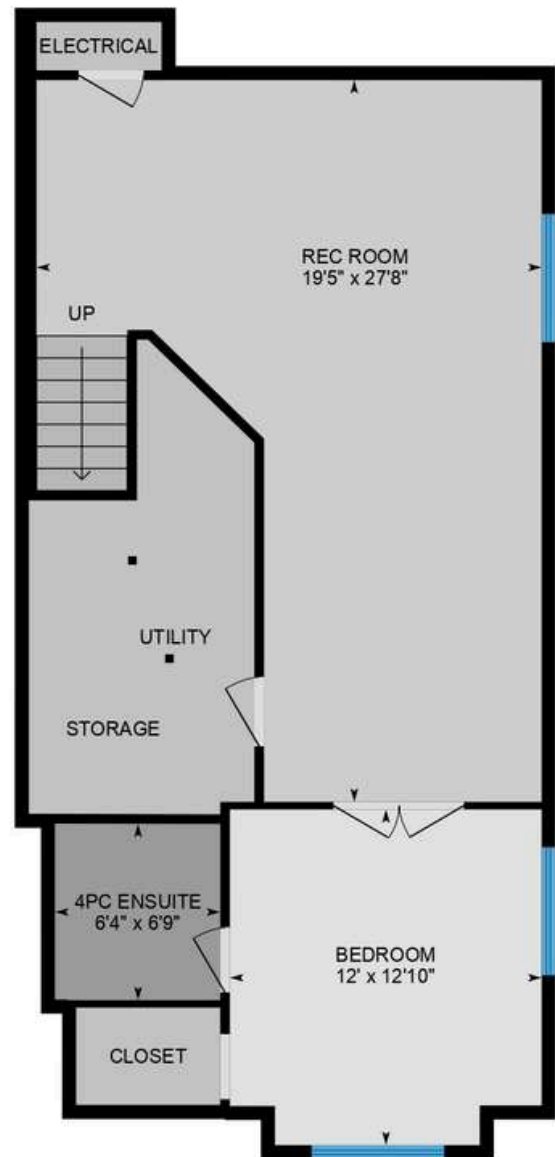
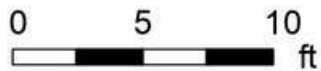


THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
846.03 SQ. FT.

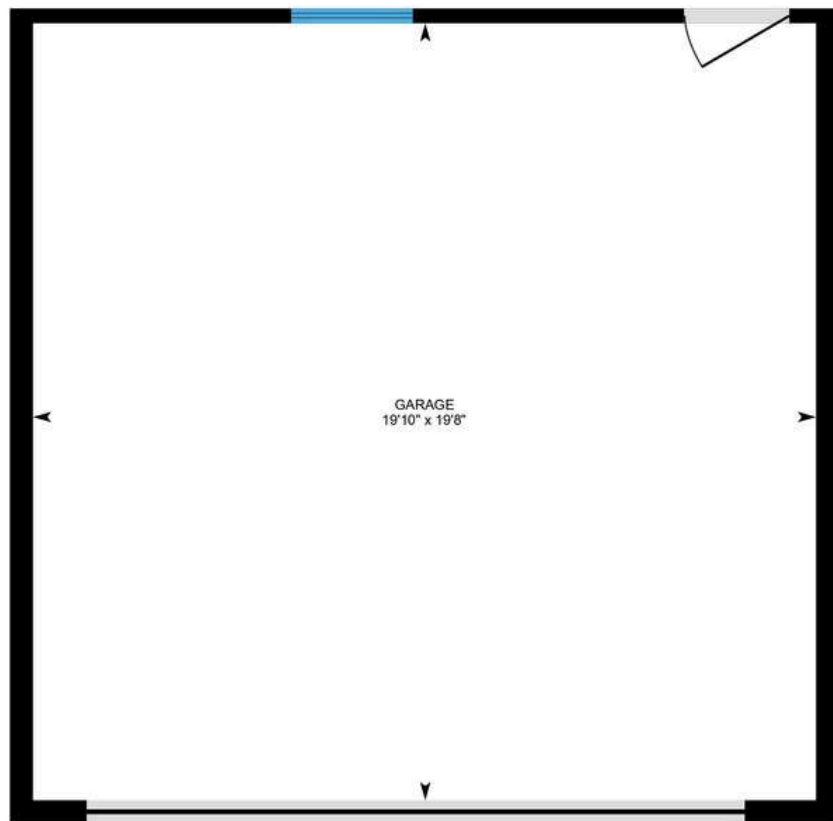
INTERIOR AREA:
777.12SQ. FT.



THE FLOOR PLAN

DETACHED GARAGE:

EXCLUDED AREA:
389.95 SQ. FT.



ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 5' x 5'6"
Dining: 14'9" x 12'2"
Kitchen: 20'1" x 16'2"
Living: 13'9" x 15'8"

2ND FLOOR

4pc Bath: 7'9" x 4'11"
5pc Ensuite: 8'1" x 17'4"
Bedroom: 10' x 12'
Bedroom: 9'10" x 13'4"
Laundry: 8'1" x 5'6"
Primary: 13'10" x 14'8"

BASEMENT

4pc Ensuite: 6'4" x 6'9"
Bedroom: 12' x 12'10"
Rec Room: 19'5" x 27'8"

Detached Garage

DETACHED GARAGE

Garage: 19'10" x 19'8"

Main Building

MAIN FLOOR

Interior Area: 841.27 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 912.20 sq ft

2ND FLOOR

Interior Area: 879.50 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 951.38 sq ft

BASEMENT (Below Grade)

Interior Area: 777.12 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 846.03 sq ft
Finished Area: 831.73 sq ft

Detached Garage

DETACHED GARAGE

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 1720.76 sq ft
Exterior Area: 1863.59 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 2497.88 sq ft

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

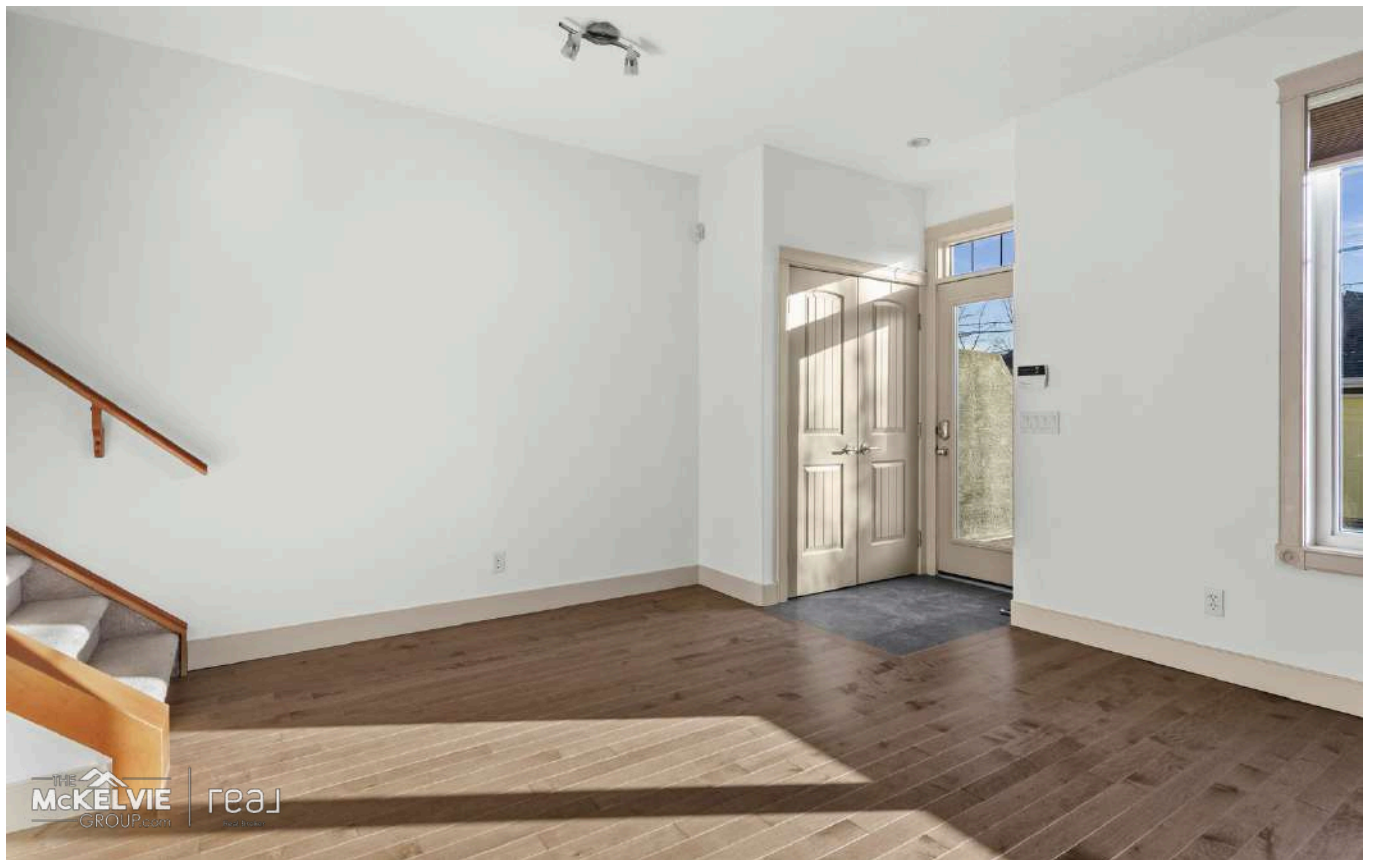
Floor Area Information

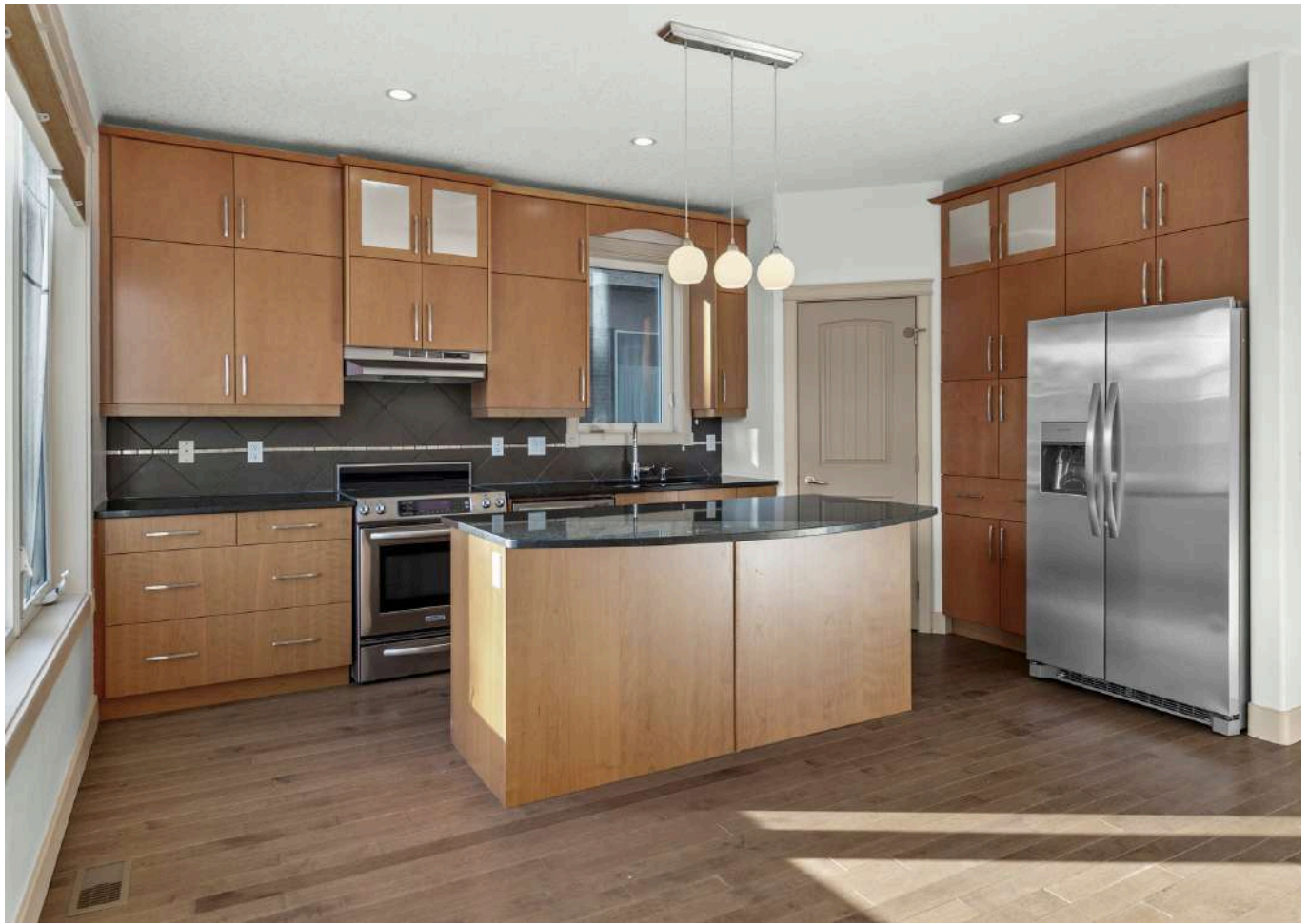
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.



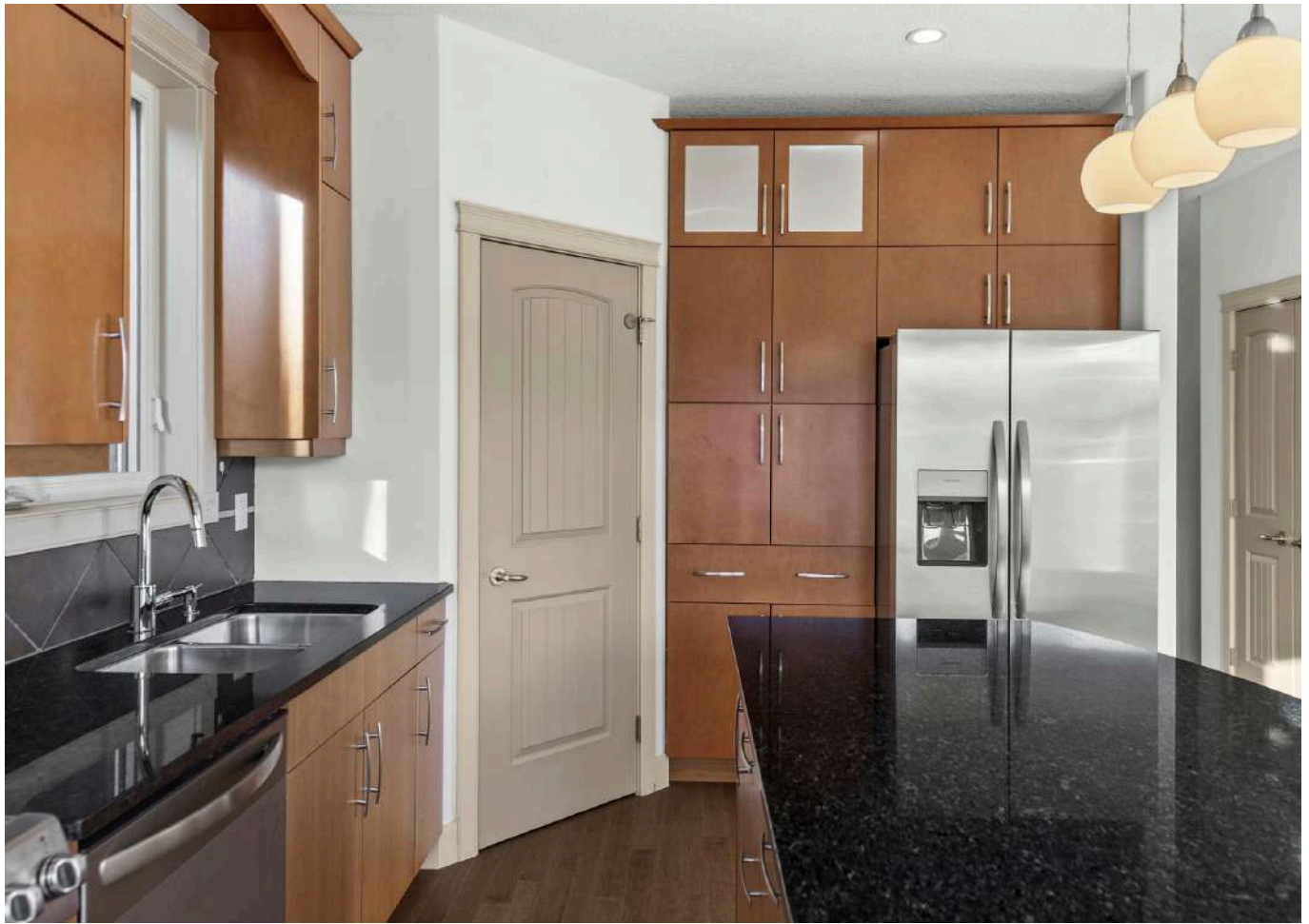






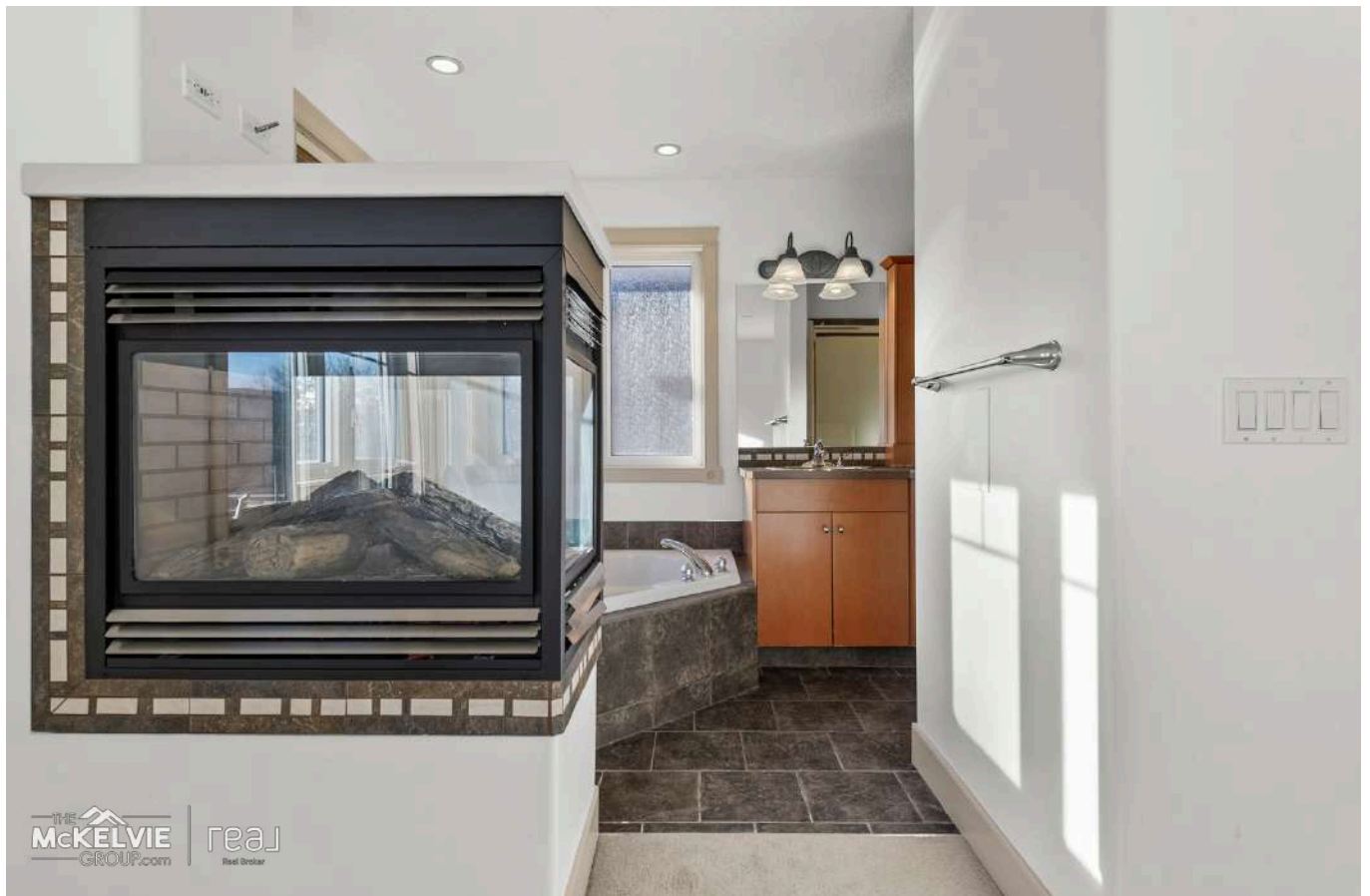






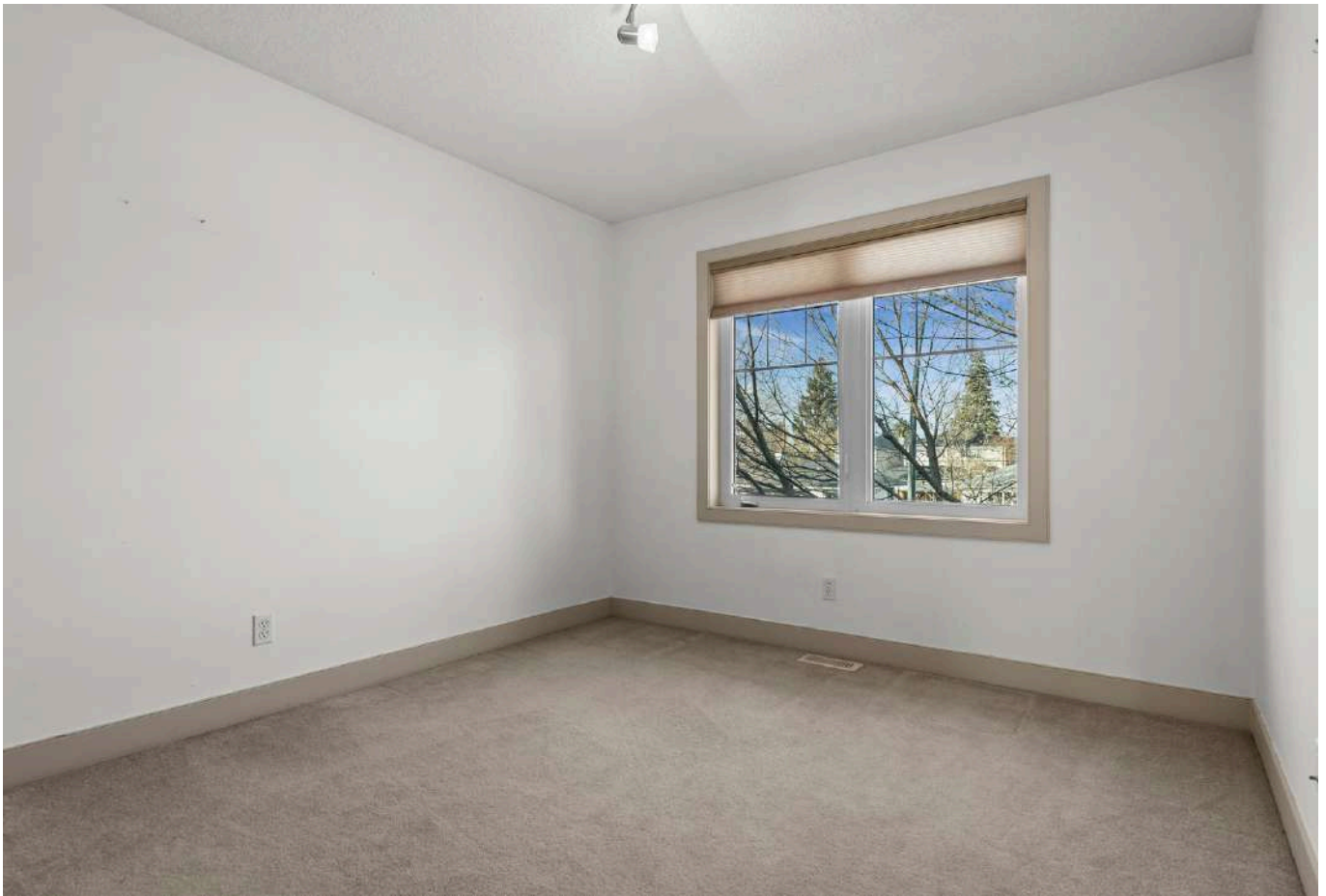




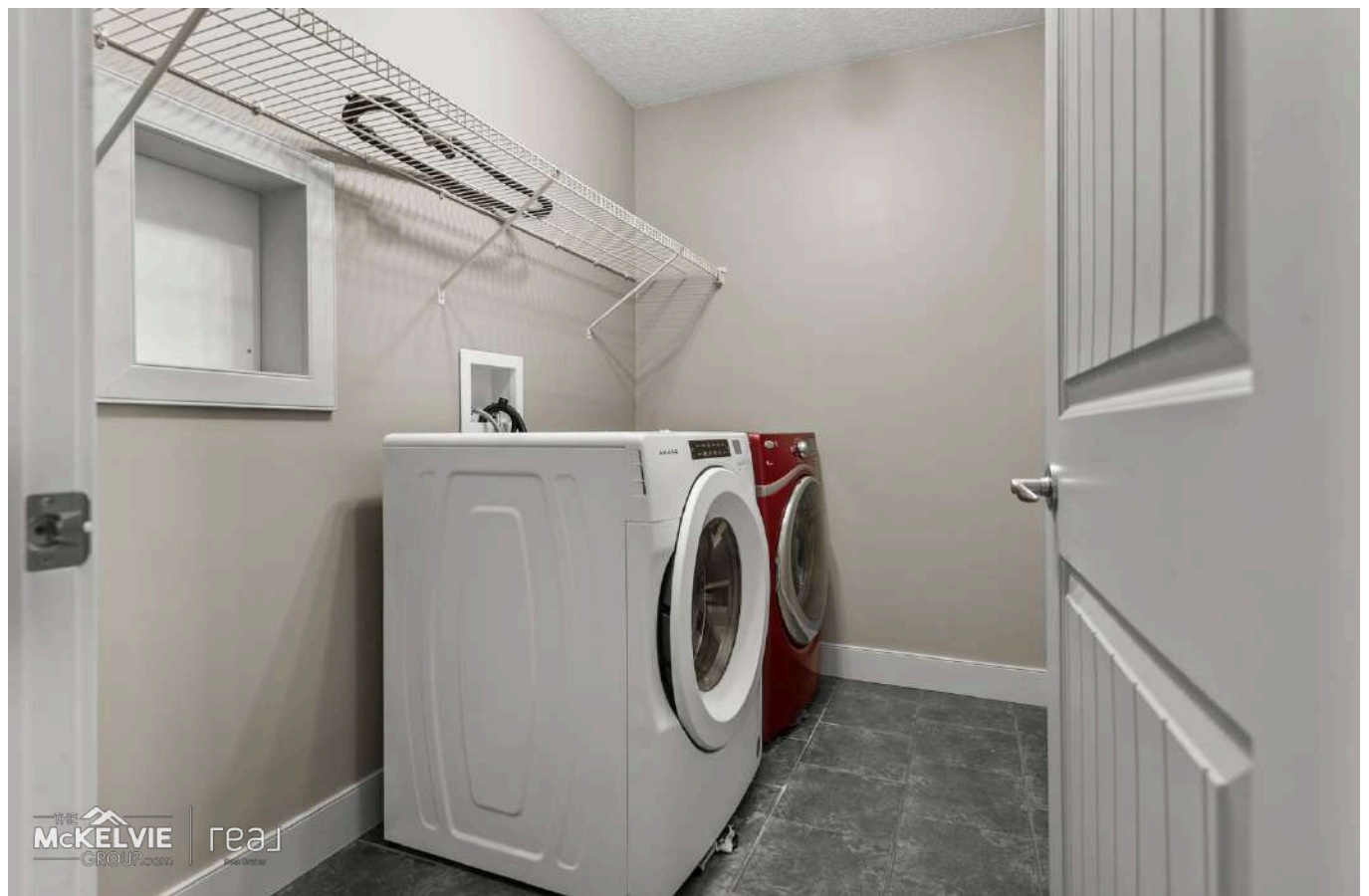






















WELCOME TO

WINSTON HEIGHTS- MOUNTVIEW

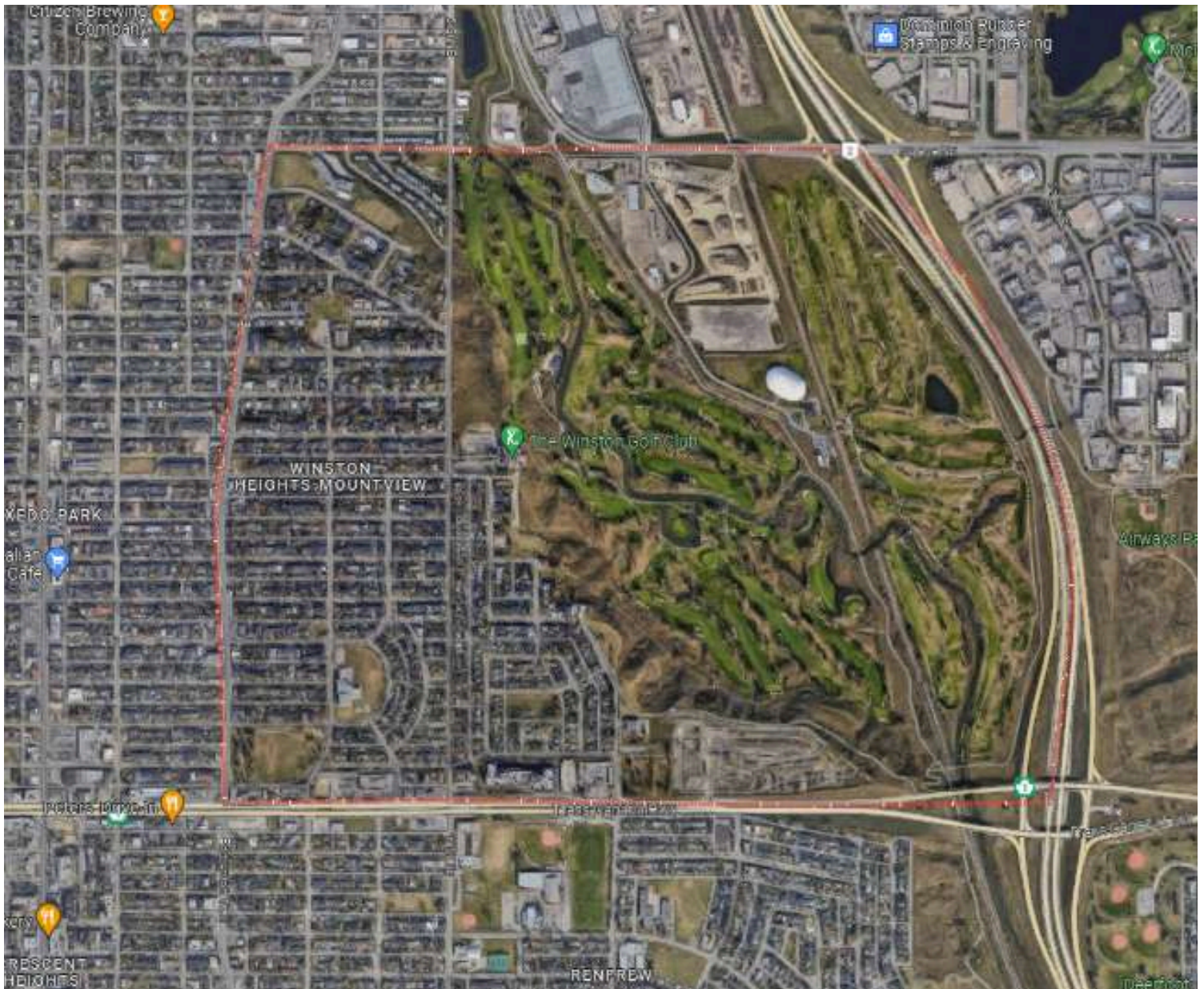


THE COMMUNITY

WELCOME TO WINSTON HEIGHTS-MOUNTVIEW

Winston Heights/Mountview is a residential neighbourhood in the northeast quadrant of Calgary, Alberta. It is bounded by 32 Avenue to the north, the Nose Creek and Deerfoot Trail to the east, Trans-Canada Highway to the south and Edmonton Trail to the west. Fox Hollow Golf Course and The Winston Golf Club are developed at the eastern edge of the neighbourhood.

It is represented in the Calgary City Council by the Ward 4 councillor. The neighbourhood was established in 1932 and largely expanded in the 1950s. The community has an area redevelopment plan in place.



THE COMMUNITY

WINSTON HEIGHTS-MOUNTVIEW COMMUNITY ASSOCIATION

520 27 Avenue NE, Calgary, AB

403-276-5474

<https://winstonheights.ca/>



Winston Heights-Mountview is a low-density residential community located along the west escarpment of the Nose Creek Valley. Winston Heights-Mountview has good access to the downtown, via Edmonton Trail. Most of this area was built in the 1950s around an existing core of older war-time homes. Winston Heights-Mountview residents enjoy close proximity to Nose Creek Park, The Winston Golf Club and the pathway system.

The official boundaries of Winston Heights-Mountview are Edmonton Trail to the west, Deerfoot Trail to the east, 16 Avenue NE to the south, and the lane between 34 Avenue and 35 Avenue NE to the north.



CITY OF CALGARY PROFILE

<https://www.calgary.ca/communities/profiles/winston-heights.html>

THE COMMUNITY

PARKS & PLAYGROUNDS

WINSTON HEIGHTS MOUNTVIEW COMMUNITY GARDEN

520 27 Ave NE, Calgary, AB T2E 2A6

WINSTON HEIGHTS MOUNTVIEW COMMUNITY ASSOCIATION OUTDOOR RINK

520 27 Ave NE, Calgary, AB T2E 2A6



MERRILL DRIVE CORNER PARK

3200 6 St NE, Calgary, AB T2E 3Z5

MUNRO PARK

425 18 Ave NE, Calgary, AB T2E 3L8

VICTORY PARK PLAYGROUND

2316 7 St NE, Calgary, AB T2E 4C9



WINSTON HEIGHTS PARK WITH FITNESS EQUIPMENT

425 18 Ave NE, Calgary, AB T2E 1N4

WINSTON HEIGHTS OFF LEASH AREA

<https://www.calgary.ca/parks/off-leash-locations.html>



THE COMMUNITY

PARKS & PLAYGROUNDS

RENFREW ATHLETIC PARK

814 13 Ave NE, Calgary

<https://www.calgary.ca/csps/recreation/athletic-parks/renfrew-athletic-park.html>

Located in Northeast Calgary, Renfrew Athletic park has soccer fields, a softball diamond, a baseball diamond, and a barbecue area.



CONFEDERATION PARK

2807 10 St NW, Calgary, AB

<https://www.calgary.ca/parks/confederation-park.html>



GOLF

FOX HOLLOW GOLF COURSE

999 32 Ave NE, Calgary, AB T2E 6X6

403-277-4653

<https://www.foxhollowcalgary.com/>



MCCALL LAKE GOLF COURSE

1600 32 Ave NE, Calgary, AB T2E 6R6

403-300-1005

<https://www.calgary.ca/rec-locations/golf/mccall-lake.html>



LIBRARY

Louise Riley Library

1904 14 Ave NW

403-260-2600

<https://calgarylibrary.ca/>



THE COMMUNITY

PARKS & RECREATION

DEERFOOT ATHLETIC PARK

1503 Trans-Canada Hwy, Calgary

<https://www.calgary.ca/csps/recreation/rentals-and-bookings/book-a-playfield.html>



TOM CAMPBELL'S HILL NATURAL PARK

25 St Georges Dr NE, Calgary

Hillside park featuring skyline views, hiking trails & a large off-leash area for dogs.

<https://www.calgary.ca/csps/parks/location/ne-parks/tom-campbells-hill.html#map>



RENFREW AQUATIC & RECREATION CENTRE

810 13 Ave NE, Calgary

403-268-2489

Rec centre featuring an indoor pool, cardio equipment & a weight room, plus a steam room.

<https://www.calgary.ca/csps/recreation/pools/renfrew.html>



PUBLIC TRANSIT:

<http://www.calgarytransit.com/schedules-maps>

THE COMMUNITY

FUN ACTIVITIES...close by

NORTH MOUNT PLEASANT ARTS CENTRE

523 27 Ave NW

Tel: (403) 221-3682

<http://www.calgary.ca/CSPS/Recreation/Pages/Arts-centres/North-Mount-Pleasant.aspx>

Providing fine arts experiences for all ages, abilities, and aspirations for more than 30 years. At this facility you can draw, paint, or try your hand on the potter's wheel. 3 studios dedicated to drawing & painting & 3 ceramic studios.



CALGARY ZOO

210 St. George's Drive NE, Calgary
403-232-9300

Zoo featuring a huge variety of animals & a park filled with models of dinosaurs.

<https://www.calgaryzoo.com/>



TELUS SPARK SCIENCE CENTRE

220 Saint George's Drive Northeast
403-817-6800

Science centre with interactive museum exhibits, a children's play area & an HD planetarium theatre.

<https://www.sparkscience.ca/>



THE COMMUNITY

FUN ACTIVITIES...close by

MOUNT PLEASANT SPORTSPLEX

610 23 AVE NW

Features an outdoor pool, community hall & Sportsplex

<http://www.mpca.ca/facilities/sportsplex.html>



LOCAL

2412 EDMONTON TRAIL NW

Along this road you will find NIXX Pub, shops, services, & restaurants.



402 20 AVE NE, CALGARY, AB T2E 1R2

Along this road you will find shops, services, & restaurants & 7/11



THE COMMUNITY

SHOPPING

16 th AVENUE - SHOPS, SERVICES & RESTAURANTS

Featuring a convenient variety of amenities & services along this road.



NORTH HILL CENTRE

1632 14 Ave NW, Calgary

403-289-2516

<https://northhillcentre.com/>

Straightforward neighborhood shopping mall open since 1958, with 100+ shops & services.



GROCERIES & MORE

Stanley Jones Grocery & Deli

701 8 Ave NE, Calgary

Co-op North Hill

540 16 Ave NE, Calgary

Tops Supermarket

1623 Centre St NW, Calgary

Safeway Beacon Heights Shopping Centre

1818 Centre St NE #20, Calgary

Italian Super Market

265 20 Ave NE, Calgary

Bridgeland Market

1104 1 Ave NE, Calgary

Peppino's Gourmet Foods

721 2 Ave NE, Calgary

Real Canadian Superstore

540 3 St SE #240, Calgary

THE COMMUNITY

SERVICES

FIRE DEPARTMENT

CALL 911 for all emergencies.

CALGARY FIRE STATION 7

2708 4 St NW



POLICE

CALL 911 for all emergencies.

CALGARY POLICE SERVICE DISTRICT 3 - NORTH HAVEN

4303 14 ST NW

403-428-6300

CALGARY POLICE SERVICE DISTRICT 4 - FRANKLIN

3207 12 Ave NE, Calgary

403-428-6400

<https://www.calgary.ca/cps.html>

HOSPITALS / MEDICAL

Foothills Medical Centre (24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

Alberta Children's Hospital (24 hour Emergency)

2888 Shaganappi Trail NW

Phone: 403-955-7211

Cochrane Community Health Centre

OPEN 8AM to 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000 (Switchboard)

Sheldon M. Chumir Health Centre

(Open 24 hrs)

1213 4 St SW

(403) 955-6200

Peter Lougheed Centre (24 hour Emergency)

3500 26 Ave NE

(403) 943-4555

WALK-IN CLINICS / DOCTORS

Edmonton Trail Medical Clinic

409 8 Ave NE, Calgary

403-276-8711

<https://edmonton-trail-medical-clinic.business.site/>

Crescent Heights Medical Centre

805 Edmonton Trail #101, Calgary

403-265-8814

<https://crescentheightsmedicalcenter.ca/>

Bridgeland Medical Clinic

630 1 Ave NE, Calgary

403-457-9055

<http://www.bridgelandmedicalclinic.ca/>

Northmount Medical Centre

771 Northmount Dr NW

(403) 289-1188

<http://www.northmountmedical.com/>

THE COMMUNITY

VETS



BRIDGELAND VET CLINIC

830 1 Ave NE #101, Calgary
403-899-4458
<https://bridgelandvet.com/>

CRESCENT ANIMAL CLINIC HOSPITAL

233 16 Ave NW #103, Calgary
403-902-1388
<https://www.crescentanimalclinic.com/>

CALGARY HOLISTIC VETERINARY CLINIC

1640 16 Ave NW #105, Calgary
403-289-1616
<https://calgaryholisticvet.com/>

WESTMOUNT ANIMAL CLINIC

1609 Kensington Rd NW, Calgary
403-283-3354
<https://www.westmountvet.ca/>

OPEN 24 HOURS

VCA CANADA WESTERN VETERINARY SPECIALIST AND EMERGENCY CENTRE

1802 10 Ave SW, Calgary
403-770-1340
<https://vcacanada.com>

DENTISTS

Crescent Heights Dental Clinic

831 Edmonton Trail #113, Calgary
403-917-1605
<https://www.crescentdental.ca/>

Bridgeland Dental Care

939 General Ave NE, Calgary
403-262-1581
<http://www.bridgelanddentalcare.com/>

Mount Pleasant Dental Care

602 16 Ave NW
(403) 289-4411
<http://mountpleasant.dental/>

CHIRO / PHYSIO +



Optimum Wellness Centres - Renfrew

619 Edmonton Trail, Calgary
403-276-8800
<https://optimumwellnesscentres.com/location/renfrew/>

PhysioCare At Home - Calgary

919 Centre St NW #220, Calgary
403-316-0147
<https://www.physiocareathome.com/>

Chiropractic Health Centre

2713 Centre St NW
(403) 277-9339
<https://chiro-doctor.com/>

THE COMMUNITY

PUBLIC SCHOOLS

Mount View School (K-6)

2004 4 St NE Calgary, AB T2E 3T8

403-777-6300

<http://school.cbe.ab.ca/school/MountView/>

Georges P. Vanier School (6-9)

509 32 Ave NE Calgary, AB T2E 2H3

403-777-7460

<http://school.cbe.ab.ca/school/GPVanier/>



Colonel Macleod School (5-9)

1610 6 St NE Calgary

403-777-7500

<http://school.cbe.ab.ca/school/colonelmacleod/>

Crescent Heights High School (10-12)

1019 1 St NW

403-276-5521

<http://schools.cbe.ab.ca/b815/>

James Fowler High School (10-12)

4004 4 St NW Calgary, AB T2K 1A1

403-230-4743

<http://school.cbe.ab.ca/school/jamesfowler/>

CATHOLIC SCHOOLS

St. Joseph School (K-9) Catholic

2512 - 5 Street NW

Calgary, AB T2M 3C7

403-500-2009

<https://stjoseph.cssd.ab.ca/>

St. Francis High School (10-12) Catholic

877 Northmount Drive NW

403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>



POST SECONDARY

SAIT

1301 16 Ave NW

403-284-7248

<https://www.sait.ca/>

Alberta University of the Arts

1407 14 Ave NW

403-284-7600

<https://www.auarts.ca/>

U of C

2500 University Drive NW

403-220-5110

<https://www.ucalgary.ca/>