

# \$349,000 - 635 Merrill Drive Ne, Calgary

MLS® #A2240094

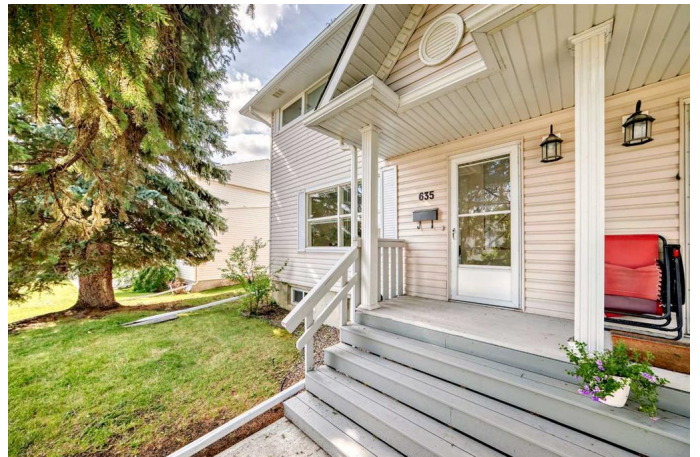
**\$349,000**

2 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.00 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to this charming end unit townhouse in the vibrant community of Winston Heights. This home features a spacious layout with 2 bedrooms and 5 rooms above ground, totaling 1,054 SqFt. The bright kitchen combines functionality and style, while the inviting living area boasts a classic stone fireplace for a cozy atmosphere. The fully developed basement offers a large family room with sound surround wiring, perfect for entertainment, along with a half bath and ample storage, including a massive storage room and additional space in the laundry/furnace room. Retaining its original charm, the property also includes a welcoming front porch and a spacious South facing backyard, ideal for outdoor enjoyment. This home presents a fantastic opportunity for those looking to invest in a property with great potential in a sought-after location. Winston Heights combines urban convenience with community charm. Just minutes from downtown, it offers lush parks, family-friendly amenities, and diverse housing options, all within easy reach of shopping, dining, and transit.



Built in 1955

## Essential Information

MLS® # A2240094

Price \$349,000

|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,060         |
| Acres          | 0.00          |
| Year Built     | 1955          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 635 Merrill Drive Ne      |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2e2h3                    |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Playground  |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Back Lane, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                      |
| Construction    | Vinyl Siding, Wood Frame             |
| Foundation      | Poured Concrete                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | M-C1            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.