

# \$2,395,000 - 602 22 Avenue Ne, Calgary

MLS® #A2209651

**\$2,395,000**

7 Bedroom, 7.00 Bathroom, 3,272 sqft

Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

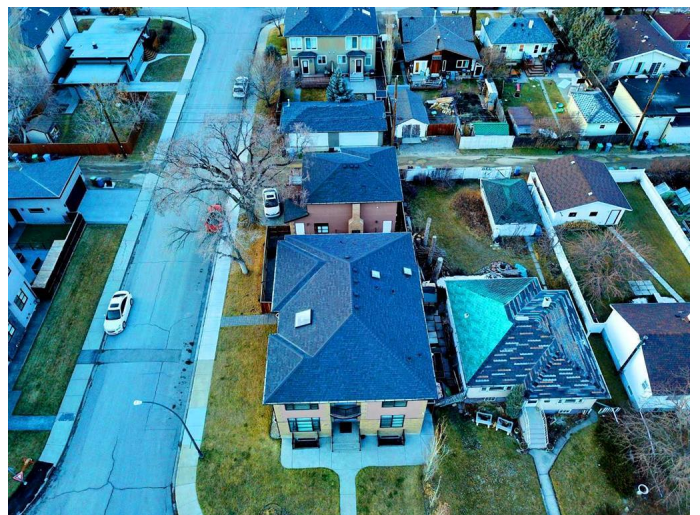
9 BEDROOMS + DEN + BONUS ROOM | 7 BATHROOMS | FRONT FACING BALCONY | 2 BEDROOM ILLEGAL SUITE + A FULL BATHROOM AND The oversized triple detached garage is a fantastic bonus, offering a legal one-bedroom carriage suite above. Experience urban living at its finest in this exquisite home just minutes from Downtown and the Winston Heights Golf Course. Spanning over 5,000 sqft, this property boasts a unique layout, including an illegal basement suite and a separate carriage house. Step inside to a bright and open main floor featuring soaring 11 ft ceilings. The chef's kitchen is a true highlight, equipped with granite countertops, stainless steel appliances, floor-to-ceiling cabinets, and a spice kitchen. The open living and dining area, complemented by oversized windows, offers plenty of natural light. Additionally, there's a formal lounge and a convenient bedroom with an en-suite. The upper level houses a laundry room and three spacious bedrooms, including one with an en-suite. The executive master suite is a retreat in itself, featuring a luxurious 4-piece en-suite, dual sinks, a steam shower, and a private balcony with stunning downtown views.

Built in 2016

## Essential Information

MLS® #

A2209651



|                |             |
|----------------|-------------|
| Price          | \$2,395,000 |
| Bedrooms       | 7           |
| Bathrooms      | 7.00        |
| Full Baths     | 6           |
| Half Baths     | 1           |
| Square Footage | 3,272       |
| Acres          | 0.14        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 602 22 Avenue Ne          |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 1V2                   |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 3                             |
| Parking        | Triple Garage Detached, Owned |
| # of Garages   | 3                             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, French Door, High Ceilings                      |
| Appliances        | Built-In Oven, Dishwasher, Electric Range, Gas Range, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Electric, Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Private Yard, Barbecue |
|-------------------|---------------------------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, City Lot, Corner Lot |
| Roof            | Asphalt Shingle                            |
| Construction    | Stone, Stucco, Wood Frame                  |
| Foundation      | Poured Concrete                            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 45              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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