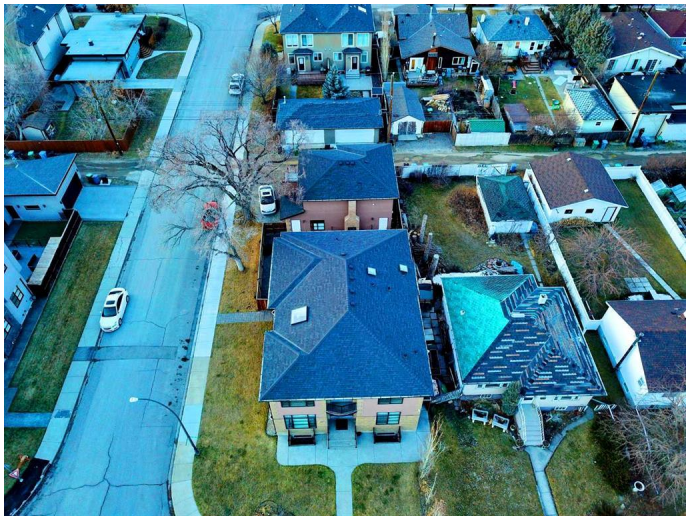
$2,395,000 - 602 22 Avenue Ne, Calgary

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 chefâ€™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, thereâ€™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	23
Zoning	R-CG

Listing Details

Listing Office	URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.