

# \$2,299,800 - 602 22 Avenue Ne, Calgary

MLS® #A2240985

**\$2,299,800**

9 Bedroom, 7.00 Bathroom, 3,502 sqft

Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

LEGAL CARRIAGE SUITE | MASSIVE  
CORNER LOT | TRIPLE CAR GARAGE |  
WINSTON HEIGHTS | 5000+ SQ FT OF  
LIVING SPACE | SEPARATE BASEMENT  
ENTRANCE | 9 BED & 1 OFFICE & 7 BATH |  
AC |

Step into a world of timeless elegance and unmatched comfort in this extraordinary two-storey home offering over 5,000 sq ft of luxurious living space, nestled on a sprawling corner lot of more than 6,000 sq ft in the highly sought-after community of Winston Heights. With 9 bedrooms, 7 bathrooms, 1 office, a legal carriage suite, and a basement with a separate entrance, this is the perfect property for multi-generational living, rental income, or those simply seeking space, prestige, and function—just minutes from downtown Calgary.

As you approach the home, the curb appeal is immediately striking—classic architecture framed by mature trees and a stately corner presence. Step through the elegant double French doors, and you™re instantly captivated by the sense of grandeur: dark hardwood floors, crown molding, and soaring 11-foot tray ceilings welcome you in, while natural sunlight floods through oversized windows, creating a warm, inviting ambiance throughout. The main floor is thoughtfully designed for both entertaining and everyday living. A spacious office provides the perfect



space to work from home, while a separate main floor bedroom with a private 3-piece ensuite offers comfort and accessibility for guests or family members.

The heart of the home—the chef-inspired kitchen—features ceiling-height wood cabinetry, premium built-in stainless steel appliances, and a over-sized island perfect for gathering around. Tucked just behind is your own spice (butlers) kitchen, ideal for keeping the main space pristine while preparing more aromatic dishes.

The living room is anchored by a show-stopping tiled fireplace accent wall, creating a cozy focal point. The dining area blends seamlessly into the layout, ideal for large family dinners or hosting guests in style. The main floor also includes a spacious mudroom, a powder room, and a grand foyer that sets the tone for this impressive residence.

Upstairs, the thoughtful layout continues with 5 generously sized bedrooms. The primary retreat is truly a sanctuary: imagine sipping your morning coffee from your private balcony with downtown skyline views, or unwinding in the spa-like 4-piece ensuite featuring dual vanities and a steam shower. A walk-in closet adds to the luxury. This floor also includes two more full bathrooms and a dedicated laundry room for ultimate convenience.

Downstairs, the walk-up-to-grade basement suite (illegal) is bright, spacious, and beautifully finished—featuring a full kitchen, a generous recreation room, two large bedrooms, a 4-piece bathroom, laundry machines, and tons of storage.

And don't forget the legal carriage suite above the triple car garage. It features a 1 bed

1 bath. The carriage suite is current tenanted.

Outside, your private courtyard offers a serene escape with an outdoor fireplace, perfect for c

Built in 2016

**Essential Information**

MLS® #	A2240985
Price	\$2,299,800
Bedrooms	9
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	3,502
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	4
Parking	Off Street, Triple Garage Detached
# of Garages	3

**Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance,
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	Stone Counters, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Range, Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, Courtyard, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	54
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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