



602 25 Avenue
Calgary, Alberta

MLS # A2279514



\$1,099,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,400 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Sump Pump(s), Tray Ceiling(s)		

Inclusions: n/a

Welcome to this masterfully crafted semi-detached residence in the heart of Winston Heights, offering over 3,300 sq.ft. of sophisticated living space. The main floor immediately impresses with an expansive, sun-drenched open-concept design and wide-plank hardwood floors that lead into a gourmet chef's kitchen anchored by a massive quartz social island. This sense of scale continues to the second floor, a truly versatile hub featuring a vaulted bonus lounge with a wet bar. The crown jewel is the primary suite, boasting a private south-facing balcony and a cozy deck equipped with a gas line for your fire pit—the perfect spot for evening relaxation. The home's functionality is rounded out by a fully developed basement, ideal for a theatre or guest wing, providing a total of four spacious bedrooms. Beyond the property line, the location is truly premier: you are just a half-block from the Winston Golf Club, currently undergoing a prestigious "Coming Soon" major course renovation. This vibrant lifestyle is further enhanced by the Winston Heights-Mountview Community Association, located just steps away with its community gardens, winter ice rink, and year-round programming, all while being within easy walking distance to top-tier schools and expansive local parks.