



**GRASSROOTS**  
REALTY GROUP

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602 22 Avenue NE  
Calgary, Alberta

MLS # A2209651



**\$2,395,000**

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,272 sq.ft.	Age:	2016 (9 yrs old)
Beds:	7	Baths:	6 full / 1 half
Garage:	Owned, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, High Ceilings		

Inclusions:	N/A
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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.