



602 22 Avenue Calgary Alberta

\$2,655,555

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. The basement includes a full illegal suite with a separate entrance, two more bedrooms, a large recreational area, and a complete kitchen. Outside, the backyard is perfect for entertaining, featuring a cozy outdoor fireplace and patio. The oversized triple detached garage is a fantastic bonus, offering a legal one-bedroom carriage suite above. Basement Leased till July 1 2025 for \$2475 a month and separate carriage Suite rented for \$ 1850 a month. This home truly combines luxury and convenience, making it an ideal choice for modern living! (id:6769)

Primary Bedroom 19.25 Ft x 13.92 Ft
 Bedroom 14.08 Ft x 16.42 Ft
 Bedroom 14.08 Ft x 13.25 Ft
 Bedroom 13.42 Ft x 16.33 Ft
 Laundry room 10.58 Ft x 5.92 Ft
 4pc Bathroom 15.17 Ft x 10.92 Ft
 4pc Bathroom 4.83 Ft x 8.75 Ft
 4pc Bathroom 8.67 Ft x 12.92 Ft
 Bedroom 9.92 Ft x 13.25 Ft
 Kitchen 15.17 Ft x 10.83 Ft

4pc Bathroom 4.83 Ft x 7.83 Ft
 Living room 12.17 Ft x 13.75 Ft
 Other 12.58 Ft x 7.00 Ft
 4pc Bathroom 7.67 Ft x 4.83 Ft
 Bedroom 11.33 Ft x 13.25 Ft
 Bedroom 11.42 Ft x 12.67 Ft
 Kitchen 5.25 Ft x 23.25 Ft
 Recreational, Games room 28.42 Ft x 23.17 Ft
 Living room 18.50 Ft x 23.83 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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