



## 602 22 Avenue Calgary Alberta

\$2,299,800

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 ...

4pc Bathroom 4.92 Ft x 8.83 Ft

4pc Bathroom 8.67 Ft x 13.00 Ft

4pc Bathroom 15.33 Ft x 11.17 Ft

Bedroom 13.42 Ft x 8.92 Ft

Bedroom 13.42 Ft x 16.42 Ft

Bedroom 14.17 Ft x 16.42 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 11.50 Ft x 12.83 Ft

Bedroom 11.33 Ft x 13.25 Ft

Kitchen 5.50 Ft x 23.25 Ft

Recreational, Games room 28.25 Ft x 23.25 Ft

Storage 4.75 Ft x 6.58 Ft

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Listing Presented By:



Originally Listed by:  
Real Broker

<http://garybasra.ca/>



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Bedroom	14.25 Ft x 13.33 Ft	Furnace	13.92 Ft x 8.42 Ft
Laundry room	10.75 Ft x 6.00 Ft	2pc Bathroom	5.92 Ft x 5.25 Ft
Primary Bedroom	19.25 Ft x 13.92 Ft	3pc Bathroom	5.83 Ft x 8.67 Ft
Other	7.42 Ft x 7.33 Ft		