

602 25 Avenue
Calgary, Alberta

MLS # A2279514



\$1,199,000

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.