

602 25 Avenue  
Calgary, Alberta

MLS # A2279514



# \$1,199,000

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.