

# \$1,199,900 - 602 25 Avenue Ne, Calgary

MLS® #A2214713

**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 2,228 sqft

Residential on 0.01 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to your beautifully crafted home in Winston Heights, one of Calgary’s most desirable neighborhoods. Just down the road from the Winston Golf Club, this home combines convenience, comfort, and thoughtful design in every detail.

The master suite features a large private porch, perfect for morning coffee or evening unwinding. Upstairs, a bonus lounge with a wet bar offers a cozy corner for quiet moments or casual hosting.

Downstairs, the spacious basement is set up for entertaining, with plenty of room for movie nights, game days, or gatherings with friends and family. Whether you're looking to relax or host, this home has space for it all.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214713    |
| Price          | \$1,199,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,228       |
| Acres          | 0.01        |
| Year Built     | 2025        |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 602 25 Avenue Ne          |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 1Y5                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Sump Pump(s), Tray Ceiling(s), Wet Bar                                    |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer/Dryer, Oven-Built-In |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | Rough-In                                                                                                                       |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                               |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Finished, Full                                                                                                                 |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | BBQ gas line                     |
| Lot Description   | Back Yard                        |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Wood Frame, Metal Siding |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 26              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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