



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4916 22 Street, Calgary T2T 5G8**

MLS®#: **A2106225**

Area: **Altadore**

Listing Date: **02/06/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2023**

Lot Information

Lot Sz Ar:

**3,000 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Rectangular Lot  
Double Garage Detached**

Finished Floor Area

Abv Sqft:

**2,570**

Low Sqft:

Ttl Sqft:

**2,570**

DOM

**103**

Layout

Beds:

**4 (3 1 )**

Baths:

**4.0 (3 2)**

Style:

**3 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Stucco**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator**

Int Feat:

**Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room

**Living Room**

**Kitchen**

**Entrance**

**2pc Bathroom**

**Walk-In Closet**

**Laundry**

Level

**Main**

**Main**

**Main**

**Main**

**Second**

**Second**

Dimensions

**13`1" x 12`9"**

**8`10" x 17`2"**

**8`6" x 9`4"**

**5`5" x 5`0"**

**9`0" x 5`11"**

**9`0" x 5`10"**

Room

**Mud Room**

**Dining Room**

**Other**

**Bedroom - Primary**

**5pc Bathroom**

**4pc Bathroom**

Level

**Main**

**Main**

**Main**

**Second**

**Second**

**Second**

Dimensions

**4`9" x 12`5"**

**11`7" x 15`5"**

**3`1" x 6`8"**

**12`7" x 13`6"**

**8`7" x 19`10"**

**9`0" x 4`11"**

Bedroom  
Family Room  
2pc Bathroom  
Other  
Game Room  
Other  
4pc Bathroom

Second  
Third  
Third  
Basement  
Basement  
Basement  
Basement

10`3" x 14`6"  
20`2" x 18`11"  
4`11" x 5`4"  
3`6" x 6`8"  
17`2" x 11`2"  
8`8" x 3`10"  
8`3" x 4`11"

Bedroom  
Other  
Balcony  
Other  
Other  
Furnace/Utility Room  
Bedroom

Second  
Third  
Third  
Third  
Basement  
Basement  
Basement

11`1" x 10`3"  
8`4" x 5`7"  
20`3" x 6`0"  
7`0" x 11`1"  
10`11" x 9`4"  
6`11" x 11`0"  
19`0" x 11`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1952AD**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **\*\* OPEN HOUSE: Wednesday May15th 3-5pm, Sunday May 19th 1-3pm, Monday May20th 12-2pm \*\*** Luxury 3-storey home with rooftop patio by prominent inner-city builder, Prime Altadore location giving you quick access to Crowchild & 50 Ave SW with Parks, playgrounds and schools at walking distance. This home has the most modern design selections and plenty of upgrades. You'll notice the curb appeal right away. Upgraded flat painted ceilings on all levels, 8 ft interior doors and wide-plank engineered hardwood on main AND upper level. Pristine kitchen with premium wood cabinetry up to the ceiling, textured backsplash, quartz counters, coffee/wine bar, huge eat-in island & premium top of the line JENNAIR stainless steel appliance package included. Open main floor plan with kitchen, dining and living all in one space makes for an entertainer's dream. The living room has double patio doors letting in tons of extra natural light that you will surely notice. Extra built-ins in the living room and mud room as well. Three bedrooms on the upper level plus full bathroom and laundry room. The primary bedroom is complete with a walk-in closet and spa-inspired ensuite with soaker tub, dual vanity and rainfall shower head. Top-level loft, patio, powder room and wet bar perfect for entertaining your friends and family in the most coveted inner-city community of Altadore! Fully finished basement with rec room, wet bar, fourth bedroom and full bathroom. Oversized full-width deck, and double detached garage complete the exterior of this home.

Inclusions:  
Property Listed By:

**None**  
**eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123























