



THE
A-TEAM

**RE/MAX
FIRST**

1516 22 Avenue, Calgary T2T 0R5

MLS®#: **A2164112** Area: **Bankview** Listing Date: **09/10/24** List Price: **\$1,580,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,648 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,531**
 Low Sqft:
 Ttl Sqft: **2,531**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Low Maintenance Landscape, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Stone**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator**
 Int Feat: **Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`11" x 18`0"	Kitchen	Main	18`5" x 11`4"
Dining Room	Main	19`7" x 9`7"	Den	Main	11`1" x 11`0"
2pc Bathroom	Main	5`11" x 4`11"	Bedroom - Primary	Second	19`0" x 12`2"
Walk-In Closet	Second	11`1" x 4`11"	5pc Ensuite bath	Second	13`4" x 8`4"
Balcony	Second	12`6" x 4`9"	Bedroom	Second	10`3" x 10`1"

Walk-In Closet	Second	6`7" x 4`4"	Bedroom	Second	10`3" x 9`11"
Walk-In Closet	Second	6`9" x 5`1"	Laundry	Second	8`10" x 5`7"
4pc Bathroom	Second	8`10" x 4`11"	Family Room	Basement	17`6" x 17`4"
Bedroom	Basement	10`2" x 10`1"	3pc Bathroom	Basement	9`1" x 5`5"
Storage	Basement	8`11" x 3`5"	Furnace/Utility Room	Basement	12`5" x 6`11"

Legal/Tax/Financial

Title: Zoning: **M-CG d111**
Fee Simple
Legal Desc: **2310850**

Remarks

Pub Rmks: **Welcome to 1516 22 Ave SW, a luxurious, brand-new infill offering breathtaking Downtown views in the highly sought-after Bankview neighborhood of Calgary. Spanning an impressive 3,465 square feet, this modern masterpiece boasts 4 bedrooms and 4 bathrooms, meticulously crafted to provide the ultimate in comfort and style. Step inside and be captivated by the vaulted wood-accented ceiling, setting the tone for the home's sophisticated design. The living room exudes warmth and charm, featuring custom built-ins, a striking stone gas fireplace, and large bay windows that fill the space with abundant natural light. A versatile den or office offers flexibility for today's lifestyle. The gourmet kitchen is a chef's dream, equipped with premium GE Café appliances, including a wall oven, microwave, gas cooktop, and a stone range hood. Elegant quartz countertops, a generous kitchen island, chic blue cabinetry, and a stunning white tile backsplash elevate the kitchen's aesthetic. A wine cellar adds an extra layer of sophistication. The adjacent dining room creates the perfect setting for both casual family meals and upscale entertaining. A convenient 2-piece powder room completes the main level. Upstairs, the master suite is a serene retreat, featuring a walk-in closet with custom built-ins and a lavish 5-piece ensuite with dual sinks, a soaker tub, and a steam shower. Two additional bedrooms, each with walk-in closets, share a stylish 4-piece bathroom. Enjoy stunning city views from the second-floor deck, ideal for relaxation or hosting guests. The well-appointed laundry room, with washer, dryer, sink, and ample storage, adds convenience to daily living. The walk-out basement offers a haven for entertainment and relaxation, complete with a spacious family room, wet bar, fourth bedroom, storage, and a 3-piece bathroom. The oversized lot provides a more spacious interior, enhancing the home's open and airy feel. Ideally located in Bankview, this exceptional home offers easy access to downtown Calgary, the trendy 17th Avenue Shopping District, Marda Loop, and Mount Royal University. With an array of unique and highly desirable features, this property is more than just a home—it's a lifestyle statement of luxury and modern living.**

Inclusions: **Wine fridge in bar.**
Property Listed By: **Century 21 Bamber Realty LTD.**

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









