



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1404 22A Street, Calgary T2N 2N6**

MLS® #: **A2164715**

Area: **Hounsfield  
Heights/Briar Hill**

Listing **09/11/24**

List Price: **\$2,495,000**

Status: **Active**

County: **Calgary**

Date:  
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar: **5,629 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,058**  
Low Sqft:  
Ttl Sqft: **3,058**

DOM

**71**  
Layout  
Beds: **4 (3 1)**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Private,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Bookcases,Double Vanity,Granite Counters,High Ceilings,Open Floorplan,Skylight(s),Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>18`4" x 13`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 12`8"</b>
<b>Nook</b>	<b>Main</b>	<b>22`0" x 17`5"</b>	<b>Office</b>	<b>Main</b>	<b>11`5" x 10`10"</b>

<b>2pc Bathroom</b>	<b>Main</b>	<b>5`9" x 5`1"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>18`0" x 14`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`1" x 9`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 7`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`5" x 10`10"</b>	<b>3pc Bathroom</b>	<b>Upper</b>	<b>7`9" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 12`4"</b>	<b>Family Room</b>	<b>Basement</b>	<b>19`9" x 17`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`1" x 12`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`3" x 10`4"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>15`10" x 13`3"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>10`7" x 6`0"</b>

Legal/Tax/Financial

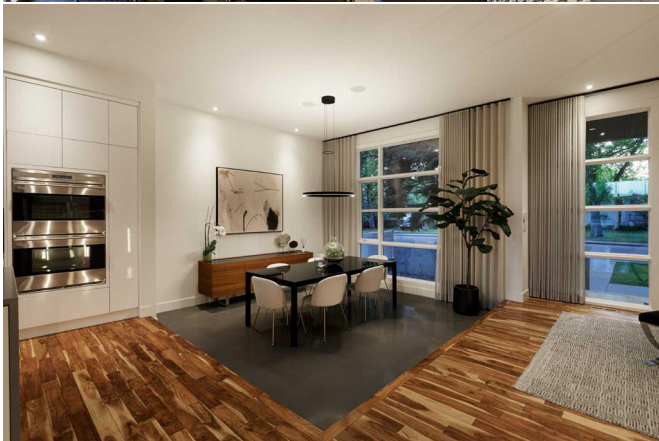
Title: Zoning:  
**Fee Simple** **R-C1**  
 Legal Desc: **5086GM**

Remarks

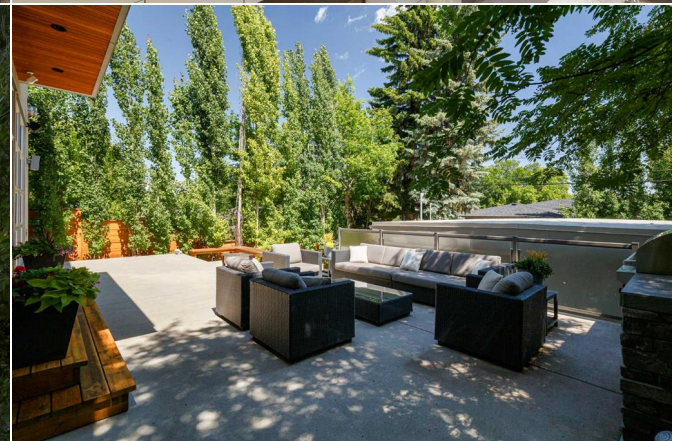
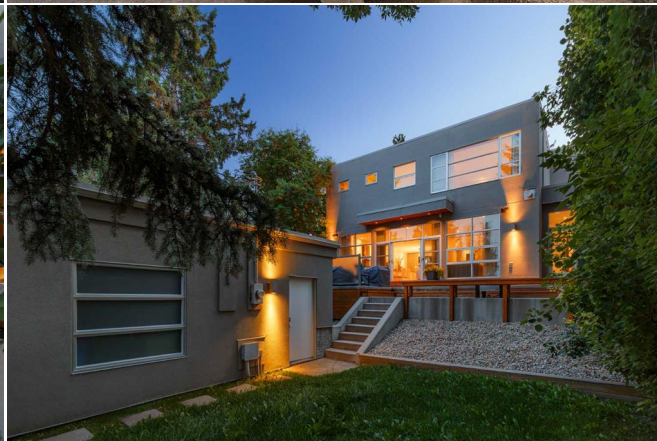
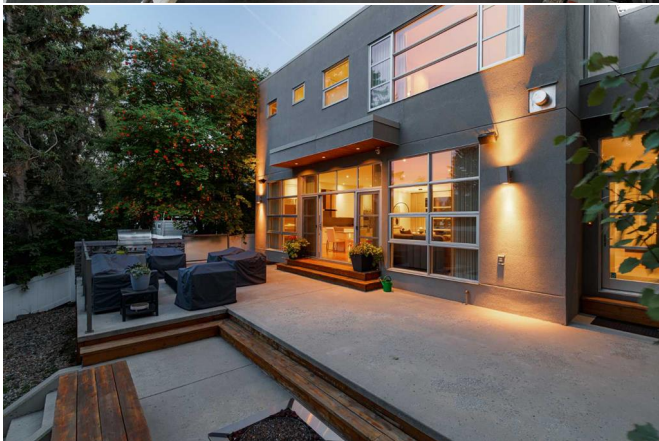
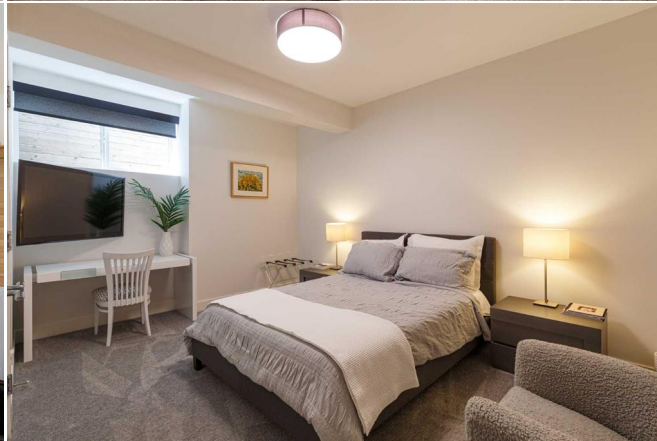
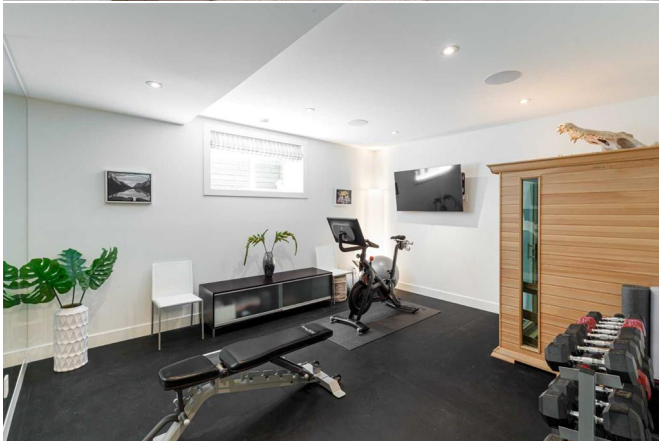
Pub Rmks: **\*\* Open House Saturday November 2 - 2:00pm - 4:00pm\*\* A timeless masterpiece, situated on a quiet premium tree lined street in Briar Hill. This home has been impeccably maintained, encompassing quality and detail throughout. With over 4,100 Sq ft of developed living space, this home integrates modern architecture with exceptional class and state of the art design. Concrete landscaping and structure coupled with stone and cedar accents give stunning curb appeal. A welcoming entrance and Main Floor boast spectacular natural light all day with east and west floor to ceiling windows and skylights throughout. Timeless design and open concept living, with a functional layout featuring: Gourmet kitchen with high gloss white touch-latch cabinets, solid quartz counters & waterfall island with built in eating nook, Wolf appliances (dual ovens, gas cooktop & microwave), Sub Zero fridge, private office, exquisite powder room, floating staircase with tempered glass surround, sunken dining room, large mudroom with rear door and sliding doors to an elevated patio with built-in Wolf BBQ and firepit. A treelined backyard provides privacy with 2 large seating areas and grass offsetting a heated oversized double garage. Attention to detail throughout this house with custom drapery and furniture on all levels, premium wallcoverings and design choices by Paul Lavoie and The Heather Company. The upper level is complete with 3 bed/3 bath and a den featuring a custom millwork executive desk and treelined views off the balcony. The 3rd bedroom has been transformed into an opulent Paul Lavoie designed dressing room/closet featuring an ensuite, makeup vanity, custom millwork and high-end lighting (could easily be converted back to its original state). The primary bedroom is complete with downtown views, large walk-in closet and a 5 pc bathroom with steam shower/water closet. The basement was fully developed and designed by Paul Lavoie in 2020 with a large rec space/movie area, full wet bar with island, gym with floor to ceiling mirrors, 4th bedroom & full bathroom with steam shower. The basement also features a storage room and well-maintained utility room. Other notable features includes new high efficiency furnaces, A/C, new water heater & softener, wireless Lutron lighting, centralized A/V rack with wiring to all rooms & built-in speakers, custom millwork throughout, 9ft solid core doors. Briar Hill is a highly sought after, premium inner-city neighborhood close to downtown, parks schools, the Calgary Winter Club and all necessary amenities.**

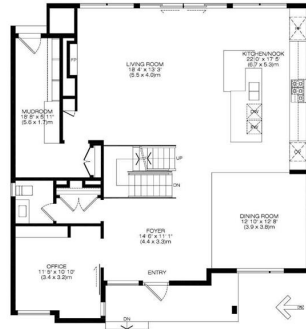
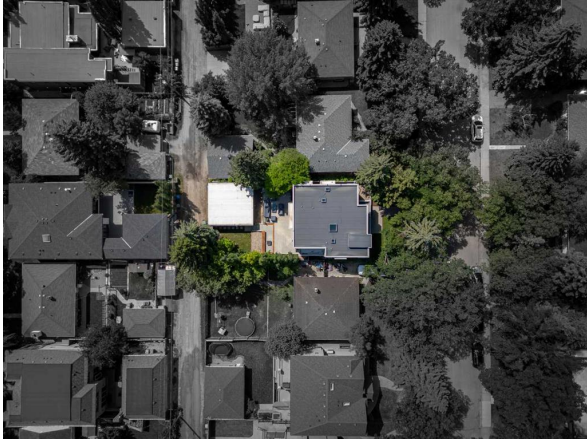
Inclusions: **N/A**  
 Property Listed By: **RE/MAX House of Real Estate**

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



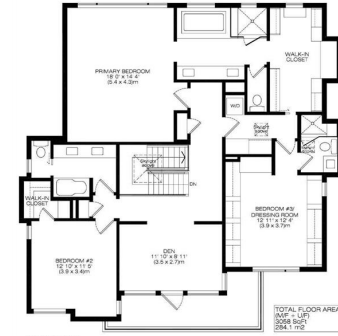




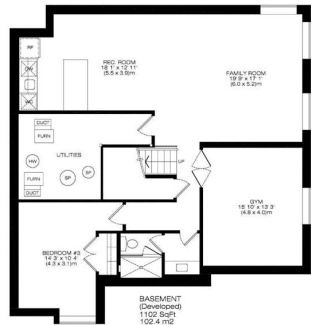


MAIN FLOOR  
1504 SqFt  
142.5 m<sup>2</sup>  
RWS

1404 22A Street N.W. Calgary



UPPER FLOOR  
1024 SqFt  
95.1 m<sup>2</sup>  
RWS



BASEMENT (DOWNWARDS)  
1102 SqFt  
102.4 m<sup>2</sup>

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