



THE
A-TEAM

**RE/MAX
FIRST**

1514 22 Avenue, Calgary T2T 0R5

MLS®#: **A2168858** Area: **Bankview** Listing Date: **09/28/24** List Price: **\$1,575,000**
 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: **348 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,454**
 Low Sqft:
 Ttl Sqft: **2,454**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Brick,Cement Fiber Board**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`11" x 18`0"	Kitchen	Main	18`5" x 11`5"
Dining Room	Main	19`7" x 8`5"	Foyer	Main	11`9" x 5`5"
Den	Main	11`1" x 11`0"	2pc Bathroom	Main	6`1" x 4`11"
Bedroom - Primary	Second	15`11" x 12`1"	Walk-In Closet	Second	11`1" x 4`11"
5pc Ensuite bath	Second	12`0" x 8`5"	Bedroom	Second	10`3" x 10`1"
Walk-In Closet	Second	6`8" x 4`7"	Bedroom	Second	10`4" x 9`11"

Walk-In Closet	Second	6`7" x 4`3"	Laundry	Second	8`9" x 5`8"
4pc Bathroom	Second	8`9" x 4`11"	Balcony	Second	10`0" x 4`0"
Family Room	Basement	24`11" x 12`4"	Bedroom	Basement	10`9" x 9`8"
Mud Room	Basement	10`9" x 4`4"	Flex Space	Basement	9`5" x 4`2"
Other	Basement	7`4" x 3`5"	Storage	Basement	8`4" x 7`1"
3pc Bathroom	Basement	6`3" x 5`11"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Welcome to 1514 22 Ave SW, a luxurious infill with Downtown Views! Discover the epitome of modern living in this stunning brand-new infill, situated in the coveted Bankview neighborhood of Calgary. This exquisite property boasts 4 bedrooms and 4 bathrooms spread across an expansive 3,373 square feet of meticulously designed living space. As you step inside, be prepared to be amazed by the stunning wood accent vaulted ceiling that sets the tone for the rest of the home. The living room features custom built-ins, a charming brick gas fireplace, and large bay windows that flood the space with natural light. Double barn doors open to reveal a versatile den or office space. The gourmet kitchen is a chef's dream, equipped with top-of-the-line GE Café appliances, including a wall oven and microwave, a gas cooktop with a brick overhead range hood, and a refrigerator. A wine cellar adds a touch of elegance, while quartz countertops, a spacious kitchen island, and a beautiful vintage green tile backsplash complete the sophisticated look. The adjacent dining room is perfect for family gatherings and entertaining guests. A stylish 2-piece bathroom on the main level adds convenience. Upstairs, you'll find a well-appointed laundry room with washer and dryer, ample storage, and a sink. The master bedroom is a true retreat, featuring a coffered ceiling, a walk-in closet with custom built-ins, and a luxurious 5-piece ensuite bathroom with dual sinks, a soaker tub, and a stand-up steam shower. Two additional bedrooms, each with walk-in closets, share a 4-piece bathroom. The second-floor deck offers breathtaking city views, perfect for relaxing or entertaining. The carpeted walk-out-to-grade basement is a haven for relaxation and entertainment, boasting a large family room, a wet bar, a fourth bedroom, a flex area, and a 3-piece bathroom. This exceptional home is located in the desirable Bankview area, offering close proximity to downtown Calgary, the vibrant 17th Avenue Shopping District, Marda Loop, and Mount Royal University. Moreover, this home offers several uncommon yet highly desirable features. The loft includes a unique interior Juliette patio, and the upper bedroom features a convertible closing door patio that can serve as a bedroom, flex room, den, studio, or workout space. Additionally, the property stands out with its oversized lot width, providing a more spacious interior. Experience unparalleled luxury and modern living in this spectacular infill home. It's more than just a residence; it's a lifestyle.**

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