



THE
A-TEAM

**RE/MAX
FIRST**

5208 22 Avenue, Calgary T3B 0Y9

MLS®#: **A2172243**

Area: **Montgomery**

Listing Date: **10/11/24**

List Price: **\$929,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,573

Year Built:

2020

Low Sqft:

Ttl Sqft:

1,573

Lot Information

Lot Sz Ar:

2,798 sqft

Lot Shape:

DOM

7

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Rectangular Lot,Sloped,Views

Double Garage Detached,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator

Int Feat:

See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`6" x 16`2"	Kitchen	Main	9`1" x 15`7"
Dining Room	Main	12`10" x 13`10"	2pc Bathroom	Main	5`9" x 5`0"
Bedroom - Primary	Upper	11`11" x 12`8"	4pc Ensuite bath	Upper	5`10" x 15`3"
Bedroom	Upper	8`4" x 6`0"	Bedroom	Upper	9`7" x 10`2"
Laundry	Upper	8`4" x 6`0"	4pc Bathroom	Upper	8`4" x 5`0"
Game Room	Basement	17`1" x 22`9"	Bedroom	Basement	11`4" x 8`3"
Furnace/Utility Room	Basement	5`6" x 16`8"	4pc Bathroom	Basement	6`9" x 9`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2111048

Remarks

Pub Rmks:

OPEN HOUSES -SAT Oct 19th & SUN Oct 20th from 1-4PM!! Step into sophisticated charm at this newly listed Calgary home, boasting a reverse walkout basement and captivating SouthWest views of the enchanting landscape from each of its three levels. Built by the renowned Chandan Homes, this property stands as a beacon of modern elegance married with functional design. The main level offers an open-concept floorplan connecting kitchen, living, and dining areas—an absolute marvel for those who entertain. Adorned with wide-panel engineered hardwood, the heart of the home boasts a balcony off the living room with a gas line. Adjacent to the dining area is access to the backyard and a double detached INSULATED garage. The central two-toned kitchen, designed to stir culinary inspiration, centers around a generous island, ready to accommodate your gatherings, large or small. The main living area includes a sleek gas fireplace surrounded by white brick, setting the stage for magical evenings. It might just compel you to host those parties you've always dreamed of. Venture upwards to the sanctuary of the upper level, where a luxuriously appointed primary bedroom awaits. Vaulted ceilings expand the space above, while built-in speakers set the tone for relaxation. A walk-in closet with custom wood shelving and an ensuite bathroom, featuring heated floors, a freestanding soaker tub, and a rainfall shower head, adds a spa-like experience right at home. Two additional bedrooms and a full bathroom ensure ample space for family or guests, while a laundry room equipped with modern conveniences rounds out this floor. The walkout basement features expansive 10-foot ceilings adorned with large windows for a lot of natural light and a serene white color palette. The recreation room, complete with a built-in entertainment unit, speaks the language of comfort and ease, featuring built-in speakers and a chic wet bar. A full bathroom and a cozy bedroom grace this floor, ensuring privacy and retreat. A/C installed last year. Situated in a vibrant community, this home offers the best of an inner-city lifestyle. Enjoy proximity to the Bow River pathway systems, University of Calgary, and a short drive to downtown—all while being conveniently located for quick escapes to the mountains. Don't wait! Call today for more information!

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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











