



THE A-TEAM

RE/MAX FIRST

1404 22A Street, Calgary T2N 2N6

MLS® #: A2187322

Area: Hounsfield Heights/Briar Hill

Listing Date: 01/14/25

List Price: \$2,350,000

Status: Active

County: Calgary

Change: None

Association: Fort McMurray



General Information

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

Finished Floor Area
Abv Sqft: 3,058
Low Sqft:
Ttl Sqft: 3,058

DOM

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

Lot Information

Lot Sz Ar: 5,629 sqft
Lot Shape:

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: Concrete, 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: Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Nook, Dining Room, and Office.

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

Legal/Tax/Financial

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

Remarks

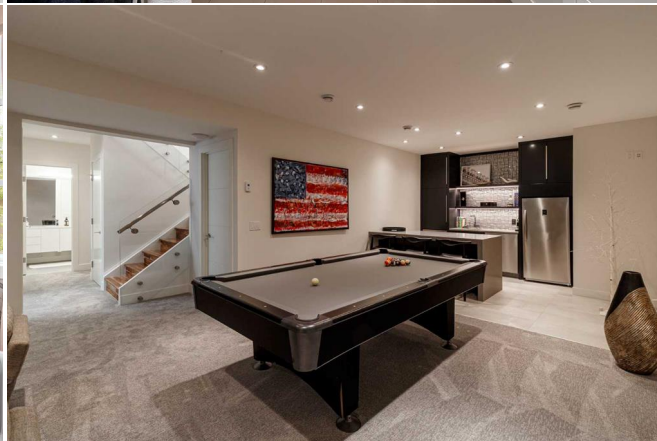
Pub Rmks: **A timeless masterpiece, situated on a quiet tree lined street in Briar Hill. This home has been impeccably maintained, encompassing quality and detail throughout. With over 4,100 Sq.ft of developed living space, this home integrates modern architecture with exceptional class and state of 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 cabinets, solid quartz counters & waterfall island with built-in eating nook, Wolf appliances (dual ovens, gas cooktop & microwave), Sub Zero fridge, sunken dining room, private office, exquisite powder room, floating staircase with tempered glass surround, large mudroom with rear door and sliding doors to an elevated concrete patio. A tree lined backyard provides privacy with 2 seating areas, built-in Wolf BBQ and firepit, and grass offsetting a heated oversized double garage. Attention to detail throughout with design choices by Paul Lavoie and The Heather Company including custom drapery, millwork, wallcoverings and furniture on all levels. The upper level is complete with 3 bed/3 bath, laundry room, and a den featuring tree lined views off the balcony. The primary bedroom is complete with downtown views, a 5 pc bathroom with steam shower/water closet and a large walk-in closet. An adjacent bedroom has been transformed into a Paul Lavoie designed dressing room (could easily be converted back to its original state). The basement includes a large rec space/movie area, full wet bar with island, glass enclosed gym with floor to ceiling mirrors, 4th bedroom & full bathroom with steam shower, storage room, and a utility room (upgraded high efficiency furnaces & water tank, A/V rack with built-in speakers throughout). Briar Hill is a highly sought after inner-city neighborhood located close to all necessary amenities, local green spaces, the University of Calgary, Foothills/Children's Hospitals and the Calgary Winter Club.**

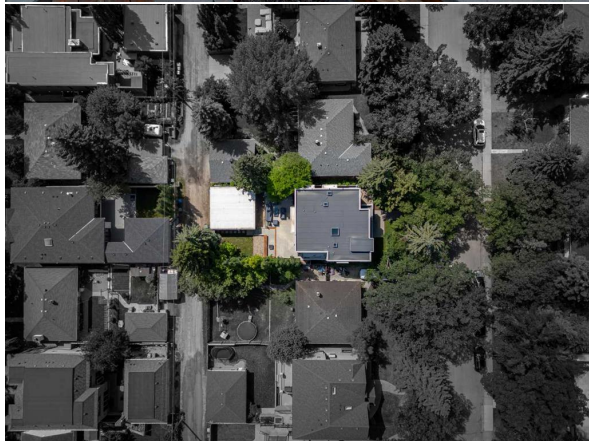
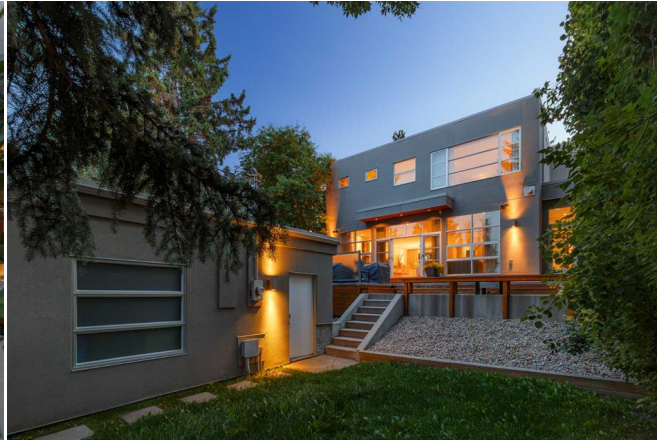
Inclusions: **N/A**
 Property Listed By: **RE/MAX House of Real Estate**

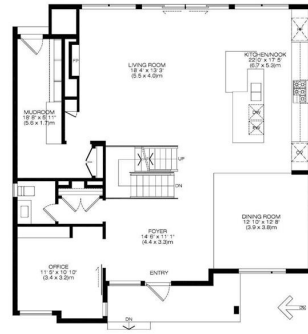
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





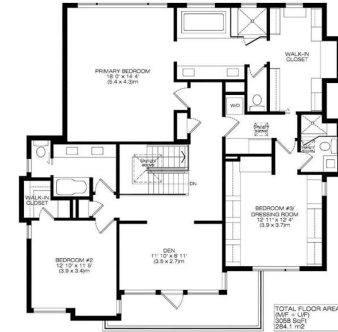






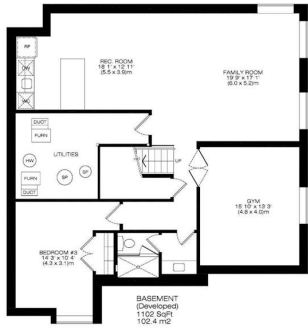
MAIN FLOOR
1534 SqFt
142.5 m²
RMS

1404 22A Street N.W. Calgary



UPPER FLOOR
1504 SqFt
141.6 m²
RMS

TOTAL FLOOR AREA
(AUF + URF)
3038 SqFt
284.1 m²



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