



## 1514 22 Avenue Calgary Alberta

\$1,575,000

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 Cafe 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 desir...

Primary Bedroom 15.92 Ft x 12.08 Ft

Other 11.08 Ft x 4.92 Ft

5pc Bathroom 12.00 Ft x 8.42 Ft

Bedroom 10.25 Ft x 10.08 Ft

Other 6.67 Ft x 4.58 Ft

Bedroom 10.33 Ft x 9.92 Ft

Family room 24.92 Ft x 12.33 Ft

Bedroom 10.75 Ft x 9.67 Ft

Other 10.75 Ft x 4.33 Ft

Other 9.42 Ft x 4.17 Ft

Other 7.33 Ft x 3.42 Ft

Storage 8.33 Ft x 7.08 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Other 6.58 Ft x 4.25 Ft

Laundry room 8.75 Ft x 5.67 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

Other 10.00 Ft x 4.00 Ft

3pc Bathroom 6.25 Ft x 5.92 Ft

Living room 18.92 Ft x 18.00 Ft

Kitchen 18.42 Ft x 11.42 Ft