



2909 22 Street Calgary Alberta

\$799,900

Marda Loop 28. A unique modern take on a classic design. One of the most iconic 4 townhome design by RNDSSQR. Just like new and immaculately maintained. Fully developed on all three floors featuring almost 2500 square feet of meticulously crafted space. Three bedrooms, three and a half bathrooms plus a third floor Bonus Room with lovely east views over the treetops. The main floor design is bright and spacious with spacious separate living and dining room spaces. A Central kitchen with huge island, stainless steel appliance package, quartz counters and an abundance of cabinetry. Sliding doors open up to a cozy west deck for evening bbq's or just an evening cocktail. The second floor features two generous sized bedrooms. The master with a huge walk-in closet and full ensuite, with a dual person shower adorned with European tiles and fixtures. An additional second bedroom with an ensuite full bath with tub This level also conveniently encompasses your laundry area. The third level features a huge bonus room with vaulted ceilings, and a large private roof-top patio. A perfect place to spend the evenings under stars, or enjoy the sunrise. The Lower level features a spacious plan with high ceilings, large Bedroom, full bath and a great room with a gym area, ready with custom flooring for your equipment. This unit is highly upgraded with European quality finishings, including hardwood flooring on all three above grade levels, smart home automation, featuring cameras, automated locks, automated high end custom window coverings, security screens, central a/c and soft water system. An Original owner occupied home, with pride of ownership truly visible. Truly looks and feels like a new home. The single garage is large enough for a Ford F150 or equivalent, in case you may have one. Lots of room height and depth. A truly fantastic location just steps to the ...

4pc Bathroom Measurements not available
 4pc Bathroom Measurements not available
 Bedroom 3.33 M x 3.02 M
 Family room 3.76 M x 3.71 M
 4pc Bathroom Measurements not available
 Living room 3.48 M x 3.28 M

Kitchen 3.78 M x 2.54 M
 2pc Bathroom Measurements not available
 Primary Bedroom 4.27 M x 3.10 M
 Bedroom 3.33 M x 3.20 M
 Bedroom 3.33 M x 3.02 M
 Den 5.46 M x 3.73 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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

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Dining room 3.43 M x 3.05 M