



# 5020 22 Street Calgary Alberta

\$1,249,900

Don't miss your chance to own a BRAND-NEW SEMI-DETACHED INFILL with a 3-BED, 2-BATH LEGAL BASEMENT SUITE in ALTADORE! This infill by Alliance Custom Homes is currently under construction and offers top-notch finishes & features, including 2,930 sq ft of developed living space across 6 beds, 4.5 baths, a butler's pantry, upper bonus room/office space w/ glass wall, and a highly desirable THREE-BED LEGAL BASEMENT SUITE (subject to permits & approval by city). This location is highly sought-after, and homes in this area don't stay on the market long. Altadore is the ideal location for young families looking to be close to parks, schools, and amenities - you're only a couple of blocks away from Flander's Park, My Favourite Ice Cream Shoppe, and Dr. Oakley Playground, plus you're within easy walking distance to the entire Marda Loop shopping district, River Park and Sandy Beach, and the Glenmore Athletic Fields and Aquatic Centre! The neighbourhood is only 5 km from the downtown core, and has public and separate schools, junior high and high schools nearby, and Mount Royal University to the south. The open-concept main floor features a chef's inspired kitchen with ceiling-height custom cabinetry, a modern tile backsplash, a full pantry wall, designer pendant lights, and a huge island with ample bar seating, plus a walkthrough butler's pantry for an ultra-lux aesthetic. The spacious living room centres on a stunning gas fireplace feature wall with a full-height tile surround & built-in cabinetry. Off this space, you can easily access the rear deck and backyard through dual glass sliding doors, nicely combining your indoor/outdoor living spaces. Finishing off this level, the large dining room offers a custom feature wall and oversized windows, allowing lots of natural light into the home. Upstairs, the elegant primary suite features soaring vaulted ceilings, large windows...

- Bedroom 10.33 Ft x 10.25 Ft
- Bedroom 111.00 Ft x 9.42 Ft
- Kitchen 13.25 Ft x 6.25 Ft
- Exercise room 18.83 Ft x 12.25 Ft
- Living room 16.92 Ft x 11.83 Ft
- Office 12.67 Ft x 10.83 Ft
- Laundry room 5.92 Ft x 5.25 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Exercise room 12.67 Ft x 10.83 Ft

- 2pc Bathroom .00 Ft x .00 Ft
- Primary Bedroom 13.00 Ft x 12.00 Ft
- Other 8.50 Ft x 7.67 Ft
- Bedroom 11.58 Ft x 10.00 Ft
- Bedroom 10.00 Ft x 10.00 Ft
- Bonus Room 9.00 Ft x 8.58 Ft
- Laundry room 6.50 Ft x 5.08 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- 5pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



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773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net