



1516 22 Avenue Calgary Alberta

\$1,499,000

Welcome to 1516 22 Ave SW, a luxurious, brand-new infill offering breathtaking Downtown views in the highly sought-after Bankview neighborhood of Calgary. Spanning an impressive 3,465 square feet, this modern masterpiece boasts 4 bedrooms and 4 bathrooms, meticulously crafted to provide the ultimate in comfort and style. Step inside and be captivated by the vaulted wood-accented ceiling, setting the tone for the home's sophisticated design. The living room exudes warmth and charm, featuring custom built-ins, a striking stone gas fireplace, and large bay windows that fill the space with abundant natural light. A versatile den or office offers flexibility for today's lifestyle. The gourmet kitchen is a chef's dream, equipped with premium GE Cafe appliances, including a wall oven, microwave, gas cooktop, and a stone range hood. Elegant quartz countertops, a generous kitchen island, chic blue cabinetry, and a stunning white tile backsplash elevate the kitchen's aesthetic. A wine cellar adds an extra layer of sophistication. The adjacent dining room creates the perfect setting for both casual family meals and upscale entertaining. A convenient 2-piece powder room completes the main level. Upstairs, the master suite is a serene retreat, featuring a walk-in closet with custom built-ins and a lavish 5-piece ensuite with dual sinks, a soaker tub, and a steam shower. Two additional bedrooms, each with walk-in closets, share a stylish 4-piece bathroom. Enjoy stunning city views from the second-floor deck, ideal for relaxation or hosting guests. The well-appointed laundry room, with washer, dryer, sink, and ample storage, adds convenience to daily living. The walk-out basement offers a haven for entertainment and relaxation, complete with a spacious family room, wet bar, fourth bedroom, storage, and a 3-piece bathroom. The oversized lot provides a more spacious interior, enhan...

Primary Bedroom 5.79 M x 3.71 M

Other 3.38 M x 1.50 M

5pc Bathroom 4.06 M x 2.54 M

Other 3.81 M x 1.45 M

Bedroom 3.12 M x 3.07 M

Other 2.01 M x 1.32 M

Family room 5.33 M x 5.28 M

Bedroom 3.10 M x 3.07 M

3pc Bathroom 2.77 M x 1.65 M

Storage 2.72 M x 1.04 M

Furnace 3.79 M x 2.11 M

Living room 5.77 M x 5.49 M

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

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Bedroom	3.12 M x 3.02 M	Kitchen	5.61 M x 3.45 M
Other	2.06 M x 1.55 M	Dining room	5.97 M x 2.92 M
Laundry room	2.69 M x 1.70 M	Den	3.38 M x 3.35 M
4pc Bathroom	2.69 M x 1.50 M		