



5006 22 Street Calgary Alberta

\$1,499,900

MOVE-IN READY! | 2X PRIMARY BEDROOMS | THIRD FLOOR LOFT W/ COFFEE BAR + BALCONY | MAIN FLOOR HOME OFFICE | Highly sought after, not only is the neighbourhood on the top of everyone's list of dream communities, but this home is ideally placed across the street from the Calgary Saints Rugby Practice Fields & Flames Community Playground - meaning there is loads of parking, greenspace views, & effortless access in & out of the neighbourhood! Altadore is the ideal location for young families looking to be close to parks, schools, & amenities - you're only a couple of blocks away from Flander's Park, My Favourite Ice Cream Shoppe, & Dr. Oakley Playground, plus you're within easy walking distance to the entire Marda Loop shopping district, River Park & Sandy Beach, the Glenmore Athletic Fields & Aquatic Centre, & you're close to public & separate schools & Mount Royal University. The open-concept main floor is breathtaking, w/ a large foyer w/ a built-in closet, a front living room w/ oversized windows & a linear gas fireplace with custom built ins. The dining room enjoys it's own custom built-in cabinetry, while the rear kitchen features all the bells & whistles, w/ custom full-height cabinetry, soft-closet hardware, undercabinet LED lighting, a full-height backsplash, lots of lower drawers, a large central island, gorgeous quartz countertops, & designer lighting. There are TWO BUILT-IN PANTRIES for all your storage needs & a wide patio door onto the back deck. An office features a built-in desk for a quiet work-from-home space, the rear mudroom will keep your family organized w/ a built-in bench & closet, & you'll love the elegant powder room w/ a quartz counter & upgraded lighting. Upstairs, you'll find two secondary bedrooms, a modern 4-pc bath, a laundry room, & the first primary suite. This suite is complete w/ a large walk-in closet & a fully equipped 5-pc ensuite ...

Bedroom 13.00 Ft x 12.83 Ft

Bedroom 13.00 Ft x 10.00 Ft

Bedroom 12.00 Ft x 11.58 Ft

Laundry room 9.00 Ft x 6.00 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 12.42 Ft x 9.92 Ft

Bedroom 10.75 Ft x 8.92 Ft

Bedroom 10.75 Ft x 9.42 Ft

Recreational, Games room 17.92 Ft x 12.92 Ft

Kitchen 9.17 Ft x 8.00 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Primary Bedroom

14.00 Ft x 13.25 Ft

Other

17.33 Ft x 6.50 Ft

Bonus Room

20.08 Ft x 12.83 Ft

5pc Bathroom

Measurements not available

4pc Bathroom

Measurements not available

Living room

15.17 Ft x 13.42 Ft

Kitchen

16.33 Ft x 15.42 Ft