



## 504 22 Avenue Calgary Alberta

\$809,000

Just Listed! This Beautiful inner-city home is within walking distance of Tons of Excellent Amenities including Confederation Park, the community rink, pool, playground & community centre. Only 10 mins to Downtown Core on express bus. Bike to SAIT, University of Calgary and downtown within minutes (Biker's Paradise with 97% WalkScore). Several great schools and tons of trendy Restaurants & Cafes are steps away...so much to LOVE about this community. From the welcoming front porch, step inside to main level with front Den/Office space & built-in cabinetry for your convenience. HARDWOOD flooring throughout. GORGEOUS Custom-Built Kitchen featuring massive Kitchen ISLAND, upgraded Lighting, QUARTZ Countertops and plenty of Cabinet & Counterspace. Upgraded Appliances including High end Bertazzoni Gas Stove, convection oven, and Modern Custom-Built Hoodfan. Enjoy entertaining with Kitchen flowing seamlessly to Living Room area with gas Fireplace, the perfect space to relax and unwind. Dining area features Patio door to Private, very Low Maintenance Backyard, enjoy BBQs and morning coffee from this cozy and Private Oasis. Upstairs features 3 bedrooms including Primary with 4pc Ensuite and great sized Walk-In Closet. TWO additional rooms, both well proportioned and 4 piece bathroom complete the upper floor. Skylight and large windows give this area an abundance of Natural lighting. Downstairs is Fully Developed with huge 4th bedroom, additional 4 piece bathroom, REC Room plus plenty of storage space. Additional upgrades include 2 hot water tanks, Air Conditioning and new light fixtures throughout. DOUBLE Detached Garage is insulated and spacious enough for vehicles and workshop space. Just Move in and enjoy this AMAZING home and community. Call today to view! (id:6769)

Recreational, Games room 15.83 Ft x 10.83 Ft

Bedroom 19.25 Ft x 9.58 Ft

Laundry room 10.08 Ft x 7.92 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Living room 16.00 Ft x 11.83 Ft

Kitchen 11.00 Ft x 11.00 Ft

Den 13.67 Ft x 10.25 Ft

2pc Bathroom 5.25 Ft x 4.92 Ft

Other 15.00 Ft x 14.00 Ft

Primary Bedroom 14.42 Ft x 12.58 Ft

Bedroom 14.42 Ft x 9.75 Ft

Bedroom 13.67 Ft x 11.83 Ft

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

Listing Presented By:



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Dining room 10.50 Ft x 7.92 Ft

Foyer 8.92 Ft x 5.17 Ft

4pc Bathroom 9.75 Ft x 4.92 Ft

4pc Bathroom 8.33 Ft x 4.83 Ft