



# 1516 22 Avenue Calgary Alberta

\$1,580,000

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 19.00 Ft x 12.17 Ft  
 Other 11.08 Ft x 4.92 Ft  
 5pc Bathroom 13.33 Ft x 8.33 Ft  
 Other 12.50 Ft x 4.75 Ft  
 Bedroom 10.25 Ft x 10.08 Ft  
 Other 6.58 Ft x 4.33 Ft

Family room 17.50 Ft x 17.33 Ft  
 Bedroom 10.17 Ft x 10.08 Ft  
 3pc Bathroom 9.08 Ft x 5.42 Ft  
 Storage 8.92 Ft x 3.42 Ft  
 Furnace 12.42 Ft x 6.92 Ft  
 Living room 18.92 Ft x 18.00 Ft

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Listing Presented By:



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Bedroom 10.25 Ft x 9.92 Ft

Other 6.75 Ft x 5.08 Ft

Laundry room 8.83 Ft x 5.58 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Kitchen 18.42 Ft x 11.33 Ft

Dining room 19.58 Ft x 9.58 Ft

Den 11.08 Ft x 11.00 Ft