

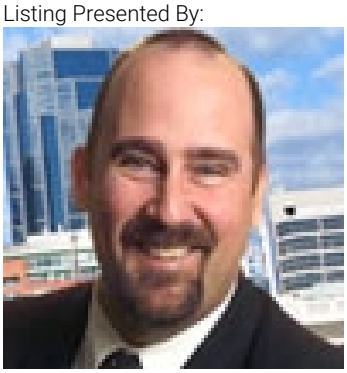
# 1516 22 Avenue Calgary Alberta

$1,439,000

Panoramic Downtown views. Striking architecture. An exceptional inner-city address. Welcome to 1516 22 Ave SW, an impressive contemporary residence in the heart of Bankview, where elevated design meets sophisticated everyday living. With 3,465 sq. ft. of developed living space, this four-bedroom, four-bathroom home offers a refined backdrop for both intimate family living and effortless entertaining. From the moment you enter, dramatic vaulted ceilings and warm natural wood detailing establish a sense of scale and sophistication. Floor-to-ceiling-style bay windows draw the Downtown skyline into the living space, while custom built-ins and a statement stone gas fireplace create an inviting focal point. A beautifully appointed den offers flexibility for a private office, library, or quiet retreat.The kitchen is both visually striking and highly functional, featuring sophisticated blue cabinetry, expansive quartz surfaces, a substantial centre island, a crisp tile backsplash, and a custom stone range hood. Premium GE Cafe appliances include a wall oven, gas cooktop, and microwave. A dedicated wine cellar adds a distinctive entertaining element, while the adjoining dining area provides an elegant setting for everything from relaxed dinners to larger gatherings.Upstairs, the primary suite offers a private escape with a custom-fitted walk-in closet and spa-inspired 5-piece ensuite. A deep soaker tub, dual vanities, and glass steam shower create a polished retreat at the end of the day. Two additional bedrooms each feature walk-in closets and share a stylish 4-piece bathroom. The private upper deck is a standout, offering an elevated vantage point over the city and unforgettable Downtown views. The level is completed by a generous laundry room with a sink, storage, and a full-size washer and dryer.The walk-out lower level adds versatility with an expansive family room and...

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
2pc Bathroom 5.92 Ft x 4.92 Ft
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

Listing Presented By:



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**RE/MAX Realty Professionals**

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Kitchen 18.42 Ft x 11.33 Ft

Dining room 19.58 Ft x 9.58 Ft

Foyer 11.75 Ft x 5.58 Ft

Den 11.08 Ft x 11.00 Ft

Other 6.58 Ft x 4.33 Ft

Bedroom 10.25 Ft x 9.92 Ft

Other 6.75 Ft x 5.08 Ft