



1827 22 Avenue Calgary Alberta

\$1,699,900

Welcome to an inner-city English garden living - with 2,847 sq ft of luxury situated in the vibrant community of Bankview. Offering 5 bedrooms throughout, this semi-detached walk-out home is perfect as an executive and/or family home. Built by luxury builder Grandscape Homes with superior finishes and completed by interior designer Denise Panagakos, this stunning home blends contemporary design with comfortable living finishes. The S & W facing main level has 10 ft ceilings, a two-storey front foyer and floor to ceiling windows, flooding the home with natural light. The gourmet kitchen has a large island with breakfast bar, pantry plus amazing storage. Top end appliances include a 5 burner Wolf Cooktop, dual Wolf wall ovens (one convection) and an integrated Sub-Zero fridge. The open living/dining area with gas fireplace leads to a south facing balcony through large sliding doors. On the 2nd floor, French doors lead to the private primary suite that occupies the entire level. Complete with a gas fireplace, a large walk-in closet, and a north facing balcony with downtown views. The 5-pc ensuite has a soaking tub, double vanity, a large steam-shower, and heated flooring. The 3rd level has 2 large bedrooms, both with walk-in closets. This floor also includes a 5-pc bathroom and a laundry room with sink and storage. On the 4th level is a very large loft bedroom/suite with downtown views and a 4-pc bathroom - perfect as a bedroom, office space or living area. The fully finished walk-out level has heated polished concrete floors, a 5th bedroom or office, and a 3-pc bathroom with an oversized walk-in shower. This level is the perfect entertaining area with a wet bar and wine room off the sitting area and walk-out covered patio. The sunny south facing back yard is professionally landscaped with plenty of shrubs and trees creating a private and quiet oasis. Backing dire...

5pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 14.42 Ft x 12.92 Ft
5pc Bathroom .00 Ft x .00 Ft
Bedroom 13.42 Ft x 12.33 Ft
Bedroom 13.42 Ft x 12.67 Ft
Laundry room 7.17 Ft x 5.50 Ft

3pc Bathroom .00 Ft x .00 Ft
Bedroom 12.00 Ft x 10.75 Ft
Family room 20.58 Ft x 13.33 Ft
2pc Bathroom .00 Ft x .00 Ft
Kitchen 14.58 Ft x 11.83 Ft
Dining room 12.25 Ft x 11.42 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Bedroom 19.83 Ft x 17.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 21.00 Ft x 15.50 Ft

Other 11.33 Ft x 8.83 Ft