



# 240 22 Avenue Calgary Alberta

\$974,900

Welcome to your brand new duplex, conveniently located near downtown! This stunning property offers a perfect blend of modern design, functionality, and comfort. As you step inside, you'll immediately notice the attention to detail and the high-quality finishes throughout. The main floor boasts a spacious and inviting layout, with 10-foot ceilings that enhance the sense of space and openness. The heart of the home is the beautiful kitchen, where sleek cabinetry, stainless steel appliances, and ample countertop space create an ideal environment for culinary creativity. Whether you're hosting dinner parties or enjoying a quiet meal at home, this kitchen is sure to impress, and living room with fireplace and patio door along with mudroom. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite complete with a stunning ensuite bathroom. The ensuite features a stylish walk-in closet, providing plenty of storage space for your wardrobe essentials. With its elegant design and thoughtful layout, the master suite is truly a private oasis where you can relax and unwind after a long day. There are two other bedrooms along with loft area which can be used as office or living room upstairs along with full washroom and full laundry room. But the luxury doesn't end there - the finished basement offers additional living space, perfect for entertaining guests or accommodating extended family. Here, you'll find a cozy bedroom, a full washroom, and a convenient wet bar area, making it the perfect spot for movie nights or weekend gatherings. Outside, the duplex features a charming backyard where you can enjoy the outdoors and soak up the sunshine. Whether you're gardening, grilling, or simply relaxing with a good book, this outdoor space offers endless possibilities for enjoyment. With its prime location near downtown, this brand new duplex offers the be...

- Primary Bedroom 12.92 Ft x 11.58 Ft
- Bedroom 14.42 Ft x 9.83 Ft
- Bedroom 11.92 Ft x 10.92 Ft
- Bonus Room 16.33 Ft x 9.33 Ft
- 4pc Bathroom 9.75 Ft x 5.00 Ft
- 5pc Bathroom 10.00 Ft x 17.00 Ft

- Family room 19.17 Ft x 19.25 Ft
- Bedroom 13.25 Ft x 16.25 Ft
- Dining room 14.42 Ft x 14.08 Ft
- Living room 13.58 Ft x 13.83 Ft
- Kitchen 17.00 Ft x 16.00 Ft
- 2pc Bathroom 5.42 Ft x 4.92 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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Laundry room 6.17 Ft x 7.75 Ft  
4pc Bathroom 8.67 Ft x 4.92 Ft

Foyer 6.58 Ft x 7.25 Ft  
Other 5.50 Ft x 11.08 Ft