



249 22 Avenue Calgary Alberta

\$1,075,000

Experience the perfect blend of modern luxury and timeless elegance in this stunning New York inspired, semi detached two storey residence, ideally situated just minutes from downtown on a premium south-facing backyard lot along a quiet, established street. Enjoy exceptional natural sunlight throughout the day, enhancing the home's warm ambiance and sophisticated design. Offering over 2,700 sq. ft. of beautifully developed living space, this exceptional home has been thoughtfully designed to accommodate both comfortable family living and effortless entertaining. Showcasing premium finishes, refined architectural details, and meticulous craftsmanship throughout, the home features 4 bedrooms, 3.5 bathrooms, and a detached double-car garage. The main level makes an impressive first impression with a welcoming foyer, soaring 10-foot ceilings, and a bright, open-concept layout that seamlessly connects the principal living spaces. The inviting living room, elegant dining area, and chef-inspired kitchen create a sophisticated yet comfortable setting for hosting guests and enjoying everyday moments with family. Upstairs, the thoughtfully designed upper level offers two generously sized secondary bedrooms, each featuring its own walk-in closet, along with a well-appointed 4-piece bathroom and the convenience of an upper-level laundry room. The luxurious primary retreat provides a private escape, complete with a spacious walk-in closet and a spa-inspired 5-piece ensuite designed for ultimate relaxation and comfort. The fully finished basement extends the home's living and entertaining possibilities, featuring an expansive, open-concept recreation area perfect for movie nights, game days, or gatherings with family and friends. A dedicated wet bar adds an extra touch of sophistication, while ample storage enhances everyday functionality. An additional bedroom and full 4-piece ...

4pc Bathroom 4.92 Ft x 9.92 Ft

5pc Bathroom 11.17 Ft x 11.58 Ft

Bedroom 9.83 Ft x 13.75 Ft

Bedroom 10.42 Ft x 13.75 Ft

Laundry room 5.75 Ft x 8.00 Ft

Primary Bedroom 14.50 Ft x 11.25 Ft

Bedroom 17.83 Ft x 10.67 Ft

Recreational, Games room 17.92 Ft x 17.67 Ft

2pc Bathroom 5.58 Ft x 4.92 Ft

Foyer 7.83 Ft x 7.83 Ft

Dining room 10.83 Ft x 10.50 Ft

Kitchen 14.50 Ft x 16.92 Ft

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Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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Other 5.67 Ft x 11.17 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Living room 12.83 Ft x 18.00 Ft

Other 5.08 Ft x 8.83 Ft