

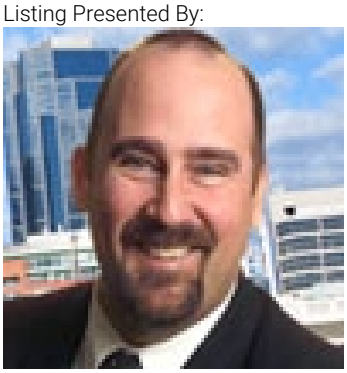
535 22 Avenue Calgary Alberta

$1,099,900

Welcome to this beautifully renovated home in the heart of Cliff Bungalow, one of Calgary's most desirable inner-city communities! Perfectly blending contemporary sophistication with thoughtful design, this exceptional property offers high-end finishes, extensive upgrades, and an unbeatable location just minutes from downtown and the vibrant shops, restaurants, and cafes of 4th Street and 17th Avenue.From the moment you arrive, the attention to detail is evident. Sustainably harvested Brazilian hardwood decking at the front and upper levels adds warmth and architectural character, while the professionally landscaped yard features a beautiful selection of trembling aspen, lilies, cotoneaster, hostas, and native grasses. Designed with low-maintenance urban living in mind, the outdoor spaces offer the perfect balance of beauty, privacy, and functionality without the upkeep of a traditional large yard.Inside, the home showcases a stylish modern aesthetic, complemented by brand-new luxury vinyl flooring throughout, updated finishes, and carefully considered details. The beautifully appointed kitchen features premium appliances, including a Miele refrigerator, Miele steam oven, gas cooktop, and Bosch dishwasher, creating an inviting space for both everyday living and entertaining. Three newly renovated bathrooms feature the added comfort of in-floor heating, while three fireplaces bring warmth and ambiance throughout the home, including electric fireplaces in the main living area and basement, and a recently serviced gas fireplace in the primary bedroom.Extensive upgrades provide exceptional peace of mind, including a new roof (2025), replacement vinyl windows with triple glazing on the front-facing windows, new exterior doors with integrated blinds, updated insulation throughout, and all-new electrical and plumbing completed with permits. All original knob-and-tube wiri...

Bedroom 15.58 Ft x 8.42 Ft
Other 15.92 Ft x 15.75 Ft
3pc Bathroom 4.67 Ft x 6.67 Ft
Furnace 6.25 Ft x 8.17 Ft
Living room 14.83 Ft x 11.92 Ft
Dining room 10.25 Ft x 13.42 Ft
Breakfast 6.58 Ft x 9.25 Ft
3pc Bathroom 5.17 Ft x 7.33 Ft
Primary Bedroom 17.42 Ft x 10.92 Ft
Bedroom 11.42 Ft x 11.17 Ft
Bedroom 11.33 Ft x 9.67 Ft
4pc Bathroom 5.58 Ft x 6.67 Ft

Listing Presented By:



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Kitchen 10.67 Ft x 9.50 Ft