

# \$1,499,000 - 1516 22 Avenue Sw, Calgary

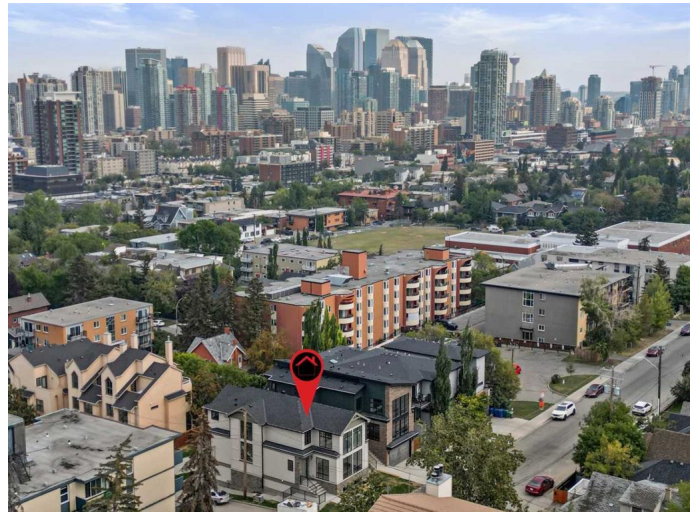
MLS® #A2185751

**\$1,499,000**

4 Bedroom, 4.00 Bathroom, 2,531 sqft  
Residential on 0.01 Acres

Bankview, Calgary, Alberta

Welcome to 1516 22 Ave SW, a luxurious, brand-new infill offering breathtaking Downtown views in the highly sought-after Bankview neighborhood of Calgary. Spanning an impressive 3,465 square feet, this modern masterpiece boasts 4 bedrooms and 4 bathrooms, meticulously crafted to provide the ultimate in comfort and style. Step inside and be captivated by the vaulted wood-accented ceiling, setting the tone for the home's sophisticated design. The living room exudes warmth and charm, featuring custom built-ins, a striking stone gas fireplace, and large bay windows that fill the space with abundant natural light. A versatile den or office offers flexibility for today's lifestyle. The gourmet kitchen is a chef's dream, equipped with premium GE Café® appliances, including a wall oven, microwave, gas cooktop, and a stone range hood. Elegant quartz countertops, a generous kitchen island, chic blue cabinetry, and a stunning white tile backsplash elevate the kitchen's aesthetic. A wine cellar adds an extra layer of sophistication. The adjacent dining room creates the perfect setting for both casual family meals and upscale entertaining. A convenient 2-piece powder room completes the main level. Upstairs, the master suite is a serene retreat, featuring a walk-in closet with custom built-ins and a lavish 5-piece ensuite with dual sinks, a soaker tub, and a steam shower. Two additional bedrooms, each with walk-in closets, share a stylish 4-piece bathroom. Enjoy stunning city views from the



second-floor deck, ideal for relaxation or hosting guests. The well-appointed laundry room, with washer, dryer, sink, and ample storage, adds convenience to daily living. The walk-out basement offers a haven for entertainment and relaxation, complete with a spacious family room, wet bar, fourth bedroom, storage, and a 3-piece bathroom. The oversized lot provides a more spacious interior, enhancing the home's open and airy feel. Ideally located in Bankview, this exceptional home offers easy access to downtown Calgary, the trendy 17th Avenue Shopping District, Marda Loop, and Mount Royal University. With an array of unique and highly desirable features, this property is more than just a home—it's a lifestyle statement of luxury and modern living.

Built in 2023

### **Essential Information**

MLS® #	A2185751
Price	\$1,499,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,531
Acres	0.01
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1516 22 Avenue Sw
Subdivision	Bankview
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 0R5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 8th, 2025
Days on Market	88
Zoning	M-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.