



**GRASSROOTS**  
REALTY GROUP

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**1516 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2164112**



**\$1,499,999**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,531 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	Wine fridge in bar.		

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.