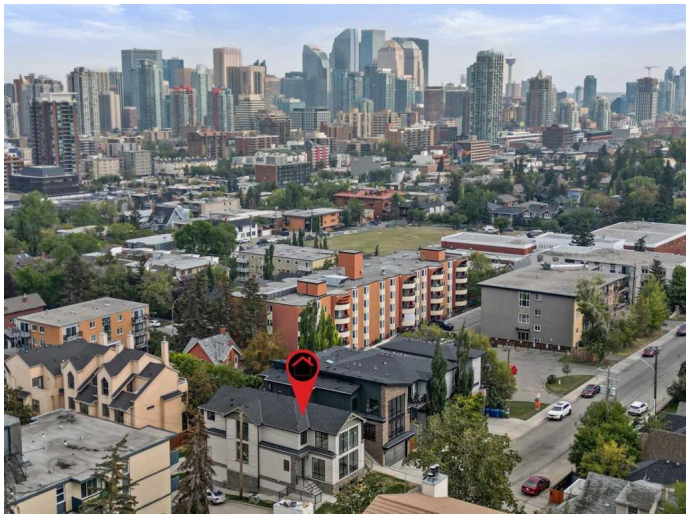
$1,439,000 - 1516 22 Avenue Sw, Calgary

MLS® #A2250541

$1,439,000
4 Bedroom, 4.00 Bathroom, 2,531 sqft
Residential on 0.08 Acres

Bankview, Calgary, Alberta



Welcome to 1516 22 Ave SW â€" a brand-new, luxurious infill offering panoramic Downtown views in the heart of Calgaryâ€™s highly sought-after Bankview neighborhood. With 3,465 square feet of meticulously crafted living space, this modern masterpiece boasts 4 spacious bedrooms, 4 designer bathrooms, and a stunning fusion of comfort, style, and sophistication. Step inside to soaring vaulted ceilings accented with rich wood tones, creating a warm and inviting atmosphere. The sun-drenched living room features custom built-ins, a dramatic stone gas fireplace, and expansive bay windows that frame the skyline. A versatile den or home office adds functional flexibility. The chef-inspired kitchen is a standout, equipped with premium GE CafÃ© appliances including a wall oven, gas cooktop, and microwave. Elegant quartz countertops, chic blue cabinetry, a generous island, and a handcrafted stone range hood are complemented by a crisp white tile backsplash. A dedicated wine cellar adds a touch of indulgence. The adjacent dining room is ideal for everyday meals or elegant entertaining. Upstairs, the serene primary suite offers a walk-in closet with custom built-ins and a luxurious 5-piece ensuite with a soaker tub, dual sinks, and a glass steam shower. Two additional bedrooms, each with their own walk-in closets, share a stylish 4-piece bathroom. Enjoy sweeping Downtown views from the private second-floor deck. The upper-level laundry room includes a washer,

dryer, sink, and ample storage for added convenience. The fully developed walk-out basement is perfect for entertaining or relaxing, featuring a large family room, wet bar, guest bedroom, 3-piece bath, and generous storage. The oversized lot enhances the homeâ€™s spacious feel and natural flow. Perfectly positioned near 17th Avenueâ€™s vibrant shops and restaurants, Marda Loop, Mount Royal University, and with easy access to Downtown, this extraordinary residence is more than a home â€” itâ€™s a statement of modern luxury living.

Built in 2023

Essential Information

MLS® #	A2250541
Price	$1,439,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,531
Acres	0.08
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, Vinyl Windows, 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	August 21st, 2025
Days on Market	28
Zoning	M-CG d111

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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