

\$1,199,900 - 4914 22 Street Sw, Calgary

MLS® #A2100405

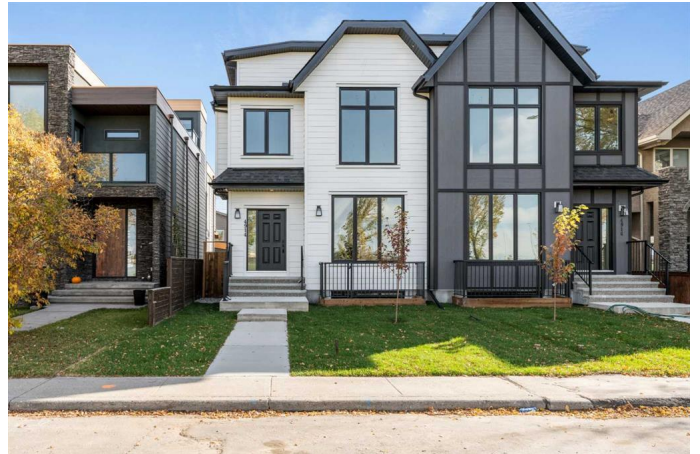
\$1,199,900

4 Bedroom, 5.00 Bathroom, 2,501 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

STUNNING BRAND NEW 3-STOREY home with westerly MOUNTAIN VIEWS built by the prominent inner-city builder Chandan Homes! This outstanding location is directly ACROSS FROM A PARK on a TREELINED STREET within walking distance to schools, Sandy Beach Park, the Elbow River and the numerous amenities throughout trendy Marda Loop. This elegant and contemporary home has it all including a grand open floor plan, WIDE PLANK HARDWOOD FLOORS, DESIGNER LIGHTING, BUILT-IN SPEAKERS, HIGH CEILINGS and HIGH-END DESIGNER FINISHES. Green space views from the dining room create a causally elegant entertaining space. The CUSTOM KITCHEN is any aspiring chef's dream featuring a new JENN-AIR APPLIANCE PACKAGE including a 6-BURNER GAS STOVE and an OVERSIZED BUILT-IN FRIDGE, FULL-HEIGHT SHAKER STYLE WOOD CABINETS, A PANTRY CABINET WITH PULL OUT DRAWERS, UNDER CABINET LIGHTING, QUARTZ COUNTERTOPS and a MASSIVE WATERFALL EDGE CENTRE ISLAND for everyone to gather around. Adjacently the living room encourages relaxation in front of the beautiful GAS FIREPLACE FLANKED BY BUILT-INS. OVERSIZED PATIO SLIDERS lead to the back patio creating a seamless transition to the outdoors. A handy mud room with built-ins hides away jackets and shoes. The same gleaming HARDWOOD FLOORS ARE CONTINUED ON THE STAIRS and



UPPER 2 LEVELS. The primary suite overlooking the backyard will have you feeling spoiled thanks to the HUGE CUSTOM CLOSET and a SWOON-WORTH ENSUITE boasting HEATED FLOORS, DUAL SINKS, A DEEP SOAKER TUB and an OVERSIZED WATERFALL SHOWER. Both additional bedrooms on this level are spacious and bright, sharing the 4-piece main bathroom. Laundry with a sink and storage is also conveniently located on this level. The entire 3RD LEVEL IS HOME TO A FANTASTIC LOFT for the ultimate hangout space complete with its own private powder room and an amazing balcony. What an epic office space this would make with PEEK-A-BOO DOWNTOWN VIEWS and all hardwood flooring! Gather in the rec room in the FINISHED BASEMENT for movies and games then refill your drink or grab a snack at the WET BAR. Also on this level is a 4th guest bedroom and another stylish bathroom. Rough-in for future hydronic in-floor heating and sump pump add to your comfort. The extra-deep LANDSCAPED BACKYARD with an expansive vinyl deck hosts summer barbeques, early morning coffees and endless unwinding time PRIVATELY FENCED and nestled behind the double detached garage with a paved back lane. This sophisticated new build has been meticulously constructed and exceptionally well planned out to include every modern luxury plus an unbeatable location in the heart of Altadore!

Built in 2023

Essential Information

MLS® #	A2100405
Price	\$1,199,900
Sold Price	\$1,185,000
Bedrooms	4

Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,501
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	4914 22 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5G8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	In Floor, Electric, In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Paved, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 9th, 2024
Date Sold	April 24th, 2024
Days on Market	106
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

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.