

\$1,185,000 - 5020 22 Street Sw, Calgary

MLS® #A2132050

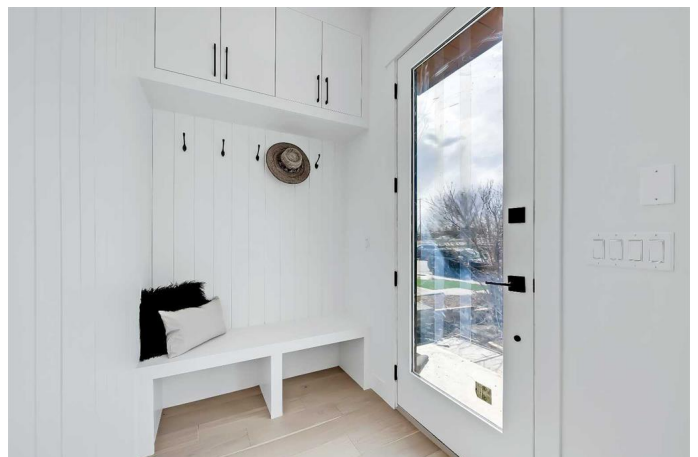
\$1,185,000

6 Bedroom, 5.00 Bathroom, 2,035 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Don't miss your chance to own a BRAND-NEW SEMI-DETACHED INFILL with a 3-BED, 2-BATH LEGAL BASEMENT SUITE in ALTADORE! This infill by Alliance Custom Homes is now MOVE-IN READY and offers top-notch finishes & features, including 3,130 sq ft of developed living space across 6 beds, 4.5 baths, a walkthrough pantry, upper bonus room/office space w/ wet bar, and a highly desirable THREE-BED LEGAL BASEMENT SUITE (subject to permits & approval by city). This location is highly sought-after, and homes in this area don't stay on the market long. Altadore is the ideal location for young families looking to be close to parks, schools, and amenities – you're only a couple of blocks away from Flander's Park, My Favourite Ice Cream Shoppe, and Dr. Oakley Playground, plus you're within easy walking distance to the entire Marda Loop shopping district, River Park and Sandy Beach, and the Glenmore Athletic Fields and Aquatic Centre! The neighbourhood is only 5 km from the downtown core and has public and separate schools, junior high and high schools nearby, and Mount Royal University to the south. The open-concept main floor features a chef's inspired kitchen with ceiling-height custom cabinetry, a built in coffee station with extra storage & decorative shelves, a modern tile backsplash, designer lighting, massive island with ample bar seating with waterfall edges, plus a walkthrough pantry for an ultra-lux aesthetic. The spacious living



room centres on a stunning gas fireplace feature wall with a full-height tile surround & built-in cabinetry. Off of this space, you can easily access the rear deck & backyard through dual glass sliding doors, nicely combining your indoor/outdoor living spaces. Finishing off this level, the large dining room offers a custom feature wall and two oversized windows, allowing lots of natural light into the home. Upstairs, the elegant primary suite features a soaring vaulted ceiling, large windows, & a walk-in closet with ample storage. The spa-inspired ensuite is elegantly finished with heated tile floors, quartz countertops, dual undermount sinks, a stand-alone soaker tub, and a stunning glass shower with a built-in bench. Two additional good-sized bedrooms open onto a large BONUS ROOM or OFFICE SPACE, perfect for your family's needs, with a built-in media cabinet and a full wet bar. A 4-pc bathroom with tile floors, a modern vanity and a fully tiled tub/shower combo nicely finishes off the upper floor. With its own private, secure side entrance, the legal basement suite (subject to permits & approval by the city) is an excellent mortgage helper or mother-in-law suite! This open-concept space features a modern kitchen w/ custom cabinetry, quartz countertops, a good-sized living room, a separate laundry room w/ sink, 3 bedrooms, and 2 full bathrooms! Outside, the East-facing backyard is fully fenced w/ a double detached garage, and the front enjoys park views! Don't wait to come and see this beautiful house and make it your family's ideal home today!

Built in 2024

Essential Information

MLS® #	A2132050
Price	\$1,185,000

Sold Price	\$1,172,500
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,035
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	5020 22 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5G9

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	July 10th, 2024
Days on Market	50
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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