

# \$929,900 - 5208 22 Avenue Nw, Calgary

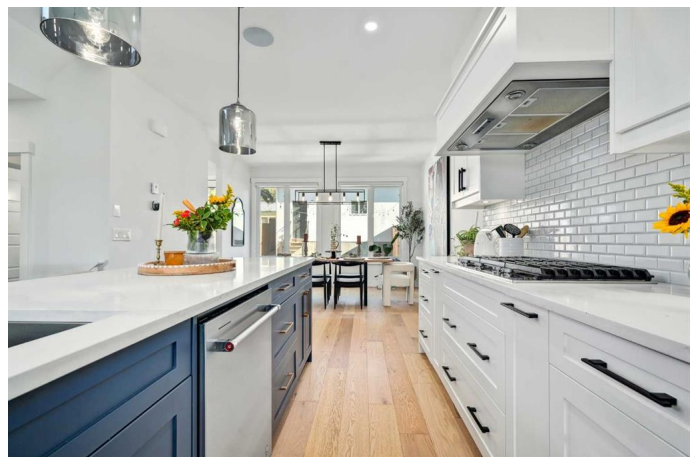
MLS® #A2172243

**\$929,900**

4 Bedroom, 4.00 Bathroom, 1,573 sqft  
Residential on 0.06 Acres

Montgomery, Calgary, Alberta

OPEN HOUSES -SAT Oct 19th & SUN Oct 20th from 1-4PM!! Step into sophisticated charm at this newly listed Calgary home, boasting a reverse walkout basement and captivating SouthWest views of the enchanting landscape from each of its three levels. Built by the renowned Chandan Homes, this property stands as a beacon of modern elegance married with functional design. The main level offers an open-concept floorplan connecting kitchen, living, and dining areas—an absolute marvel for those who entertain. Adorned with wide-panel engineered hardwood, the heart of the home boasts a balcony off the living room with a gas line. Adjacent to the dining area is access to the backyard and a double detached INSULATED garage. The central two-toned kitchen, designed to stir culinary inspiration, centers around a generous island, ready to accommodate your gatherings, large or small. The main living area includes a sleek gas fireplace surrounded by white brick, setting the stage for magical evenings. It might just compel you to host those parties you've always dreamed of. Venture upwards to the sanctuary of the upper level, where a luxuriously appointed primary bedroom awaits. Vaulted ceilings expand the space above, while built-in speakers set the tone for relaxation. A walk-in closet with custom wood shelving and an ensuite bathroom, featuring heated floors, a freestanding soaker tub, and a rainfall shower head, adds a spa-like



experience right at home. Two additional bedrooms and a full bathroom ensure ample space for family or guests, while a laundry room equipped with modern conveniences rounds out this floor. The walkout basement features expansive 10-foot ceilings adorned with large windows for a lot of natural light and a serene white color palette. The recreation room, complete with a built-in entertainment unit, speaks the language of comfort and ease, featuring built-in speakers and a chic wet bar. A full bathroom and a cozy bedroom grace this floor, ensuring privacy and retreat. A/C installed last year. Situated in a vibrant community, this home offers the best of an inner-city lifestyle. Enjoy proximity to the Bow River pathway systems, University of Calgary, and a short drive to downtownâ€”all while being conveniently located for quick escapes to the mountains. Don't wait! Call today for more information!

Built in 2020

**Essential Information**

MLS® #	A2172243
Price	\$929,900
Sold Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,573
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

**Community Information**

Address	5208 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0Y9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated

### **Interior**

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Rectangular Lot, Sloped, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 11th, 2024
Date Sold	October 26th, 2024
Days on Market	15
Zoning	R-CG
HOA Fees	0.00

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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