



**22 Angle Street SW  
Calgary, Alberta**

**MLS # A2302006**



**\$1,799,888**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,972 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Paved		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Gazebo, Irregular Lot, Landsc		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** Basement - Fridge, microwave and small freezer. Garage - bicycle hoist

Welcome to your NEW home in Garrison Green! This One-of-a-Kind home rarely available. Step into a timeless inner-city show home where refined design meets elevated living. The main floor offers a bright open-concept layout with 10 foot ceilings. The fully renovated kitchen and butler's pantry showcase an oversized island with premium appliances (Sub-Zero, Thermador, Miele, Dacor), complemented by a breakfast nook, formal dining room, and large island seating—designed for effortless entertaining. Curated designer lighting is featured throughout. The living room is anchored by an architectural feature wall with enclosed glass doors with French Cremona bolts and a sleek, state-of-the-art fireplace. A well-appointed mudroom provides discreet access to the double attached 20-foot ceiling garage. Upstairs offers four spacious bedrooms, a large second living area, and a spacious laundry room. The renovated primary suite is a hotel-inspired retreat with custom designer closets, a spa steam shower, soaker tub and high-end black out curtains. The basement includes 10 foot ceilings, a 1000-bottle wine cellar, gym, spa bath, bedroom, media lounge, and generous built-in storage. The oasis backyard offers a 3-season room with built in hot tub, surrounded by low-maintenance landscaping, a full yard irrigation system, and enhanced outdoor garden lighting. Steps to 3 parks and playgrounds, top schools in the catchment area, and less than a minute to Glenmore and Crowchild Trail. This home is a MUST see in person to appreciate all the upgrades. Call today!!