



GRASSROOTS
REALTY GROUP

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1516 22 Avenue SW
Calgary, Alberta

MLS # A2345762



\$1,439,000

Division:	Bankview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,531 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	None		

Panoramic Downtown views. Striking architecture. An exceptional inner-city address. Welcome to 1516 22 Ave SW, an impressive contemporary residence in the heart of Bankview, where elevated design meets sophisticated everyday living. With 3,465 sq. ft. of developed living space, this four-bedroom, four-bathroom home offers a refined backdrop for both intimate family living and effortless entertaining. From the moment you enter, dramatic vaulted ceilings and warm natural wood detailing establish a sense of scale and sophistication. Floor-to-ceiling-style bay windows draw the Downtown skyline into the living space, while custom built-ins and a statement stone gas fireplace create an inviting focal point. A beautifully appointed den offers flexibility for a private office, library, or quiet retreat. The kitchen is both visually striking and highly functional, featuring sophisticated blue cabinetry, expansive quartz surfaces, a substantial centre island, a crisp tile backsplash, and a custom stone range hood. Premium GE Café appliances include a wall oven, gas cooktop, and microwave. A dedicated wine cellar adds a distinctive entertaining element, while the adjoining dining area provides an elegant setting for everything from relaxed dinners to larger gatherings. Upstairs, the primary suite offers a private escape with a custom-fitted walk-in closet and spa-inspired 5-piece ensuite. A deep soaker tub, dual vanities, and glass steam shower create a polished retreat at the end of the day. Two additional bedrooms each feature walk-in closets and share a stylish 4-piece bathroom. The private upper deck is a standout, offering an elevated vantage point over the city and unforgettable Downtown views. The level is completed by a generous laundry room with a sink, storage, and a full-size washer and dryer. The walk-out lower level adds versatility with an expansive

family room and wet bar, ideal for movie nights, entertaining, or relaxed evenings at home. A fourth bedroom and 3-piece bathroom provide an inviting space for guests, while generous storage adds valuable practicality. Set on an oversized lot in one of Calgary's established inner-city communities, this residence places an exceptional range of amenities within easy reach. Enjoy the energy of 17th Avenue, the restaurants and boutiques of Marda Loop, convenient access to Mount Royal University, and a quick connection to Downtown. A rare combination of architectural style, generous scale, sophisticated finishes, and a coveted inner-city setting, 1516 22 Ave SW offers a distinctive Calgary lifestyle with the skyline as its backdrop.