\$1,520,000 - 5006 22 Street Sw, Calgary

MLS® #A2191648

\$1,520,000

7 Bedroom, 6.00 Bathroom, 2,823 sqft Residential on 0.07 Acres

Altadore, Calgary, Alberta

DUAL PRIMARY UPPER BEDROOMS | THIRD FLOOR LOFT W/ COFFEE BAR + BALCONY | MAIN FLOOR HOME OFFICE | Highly sought after, not only is the neighbourhood on the top of everyone's list of dream communities, but this home is ideally placed across the street from the Calgary Saints Rugby Practice Fields & Flames Community Playground â€" meaning there is loads of parking, greenspace views, & effortless access in & out of the neighbourhood! Altadore is the ideal location for young families looking to be close to parks, schools, & amenities â€" you're only a couple of blocks away from Flander's Park, My Favourite Ice Cream Shoppe, & Dr. Oakley Playground, plus you're within easy walking distance to the entire Marda Loop shopping district, River Park & Sandy Beach, the Glenmore Athletic Fields & Aquatic Centre, & you're close to public & separate schools & Mount Royal University. The open-concept main floor is breathtaking, w/ a large foyer w/ a built-in closet, a front living room w/ oversized windows & a linear gas fireplace with custom built ins transitioning to the dining room. The rear kitchen features all the bells & whistles, w/ custom full-height cabinetry, soft-closet hardware, undercabinet LED lighting, a full-height backsplash, lots of lower drawers, a large central island, gorgeous quartz countertops, & designer lighting. There are TWO BUILT-IN PANTRIES for all your storage needs & a wide patio door onto the







back deck. An office features a built-in desk for a quiet work-from-home space, the rear mudroom will keep your family organized w/a built-in bench & closet, & you'II love the elegant powder room w/ a quartz counter & upgraded lighting. Upstairs, you'II find two secondary bedrooms, a modern 4-pc bath, a laundry room, & the first primary suite. This suite is complete w/ a large walk-in closet & a fully equipped 5-pc ensuite w/ a walk-in shower w/ full-height tile surround, dual vanity, heated tile floors, & a freestanding soaker tub. Up to the third floor, a spacious bonus room has a private balcony w/ greenspace views & a coffee bar w/ sink & beverage fridge. The second primary suite enjoys unmatched privacy, w/ an extended walk-in closet w/ a barn door entrance & 5-pc ensuite, this one w/ a barn door entrance, heated tile floors, dual vanity, freestanding soaker tub, & a larger walk-in shower w/ full-height tile surround & built-in bench. W/ 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 modern space features a kitchen w/ custom cabinetry, quartz countertops, upper & lower cabinets, a full wall built-in pantry, & an island w/ room for bar seating. The kitchen blends seamlessly w/ the good-sized living room, w/ direct access to one of two main bathrooms & two secondary bedrooms. The primary room enjoys a walk-in closet & direct access to the second 4-pc bath! Don't wait, let's make it your family's dream home today!

Built in 2025

Essential Information

MLS® # A2191648 Price \$1,520,000

Bedrooms 7

Bathrooms 6.00

Full Baths 5

Half Baths 1

Square Footage 2,823

Acres 0.07

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 3 Storey, Side by Side

Status Active

Community Information

Address 5006 22 Street Sw

Subdivision Altadore City Calgary

County Calgary
Province Alberta

Postal Code T2T 5G9

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry,

Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven, Range

Hood, Refrigerator

Heating Forced Air Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Dining Room, Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard

Lot Description Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Composite Siding, Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 1st, 2025

Days on Market 92

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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