

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

MLS® #A2191648

**\$1,520,000**

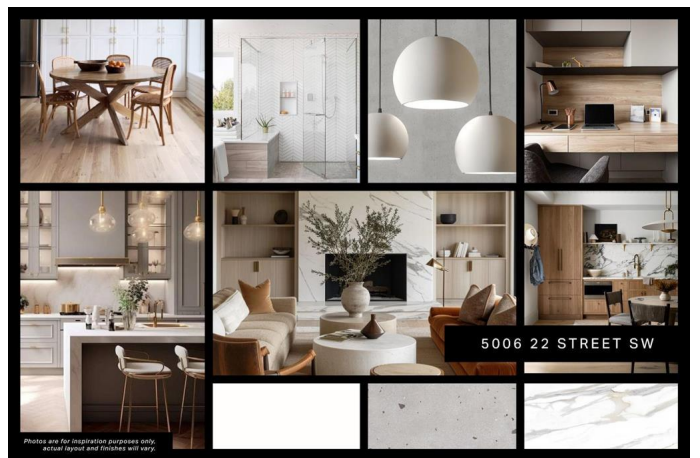
7 Bedroom, 6.00 Bathroom, 2,823 sqft

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 – 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 – 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, & youâ€™ll love the elegant powder room w/ a quartz counter & upgraded lighting. Upstairs, youâ€™ll 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! Donâ€™t wait, letâ€™s make it your familyâ€™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	109
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.