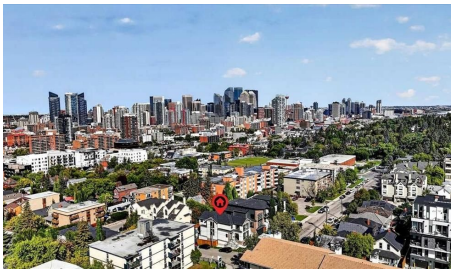
1516 22 Avenue SW

Calgary | Active | MLS® A2345762

$1,395,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2023**	**2,531.48 sq. ft.**

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Listed by Century 21 Bamber Realty LTD.

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345762
Bedrooms	4
Bathrooms	4
Year Built	2023
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,531.48 sq. ft.
Main Level Finished Area:	1,431.13 sq. ft.
Below Grade Finished Area:	933.73 sq. ft.
Acreage:	No
Lot Area:	3,648 sq. ft.
Lot Frontage:	35' 1/8 "
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2023 (Age: 3)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2310850
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Up

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	Bankview (Calgary)
Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 18'11" × 18' ·
Main Floor	Kitchen · 18'5" × 11'4" ·
Main Floor	Dining Room · 19'7" × 9'7" ·
Main Floor	Foyer · 11'9" × 5'7" ·

Main Floor	Den · 11'1" × 11' ·
Upper Level	Bedroom - Primary · 19' × 12'2" ·
Upper Level	Walk-In Closet · 11'1" × 4'11" ·
Upper Level	Balcony · 12'6" × 4'9" ·
Upper Level	Bedroom · 10'3" × 10'1" ·
Upper Level	Walk-In Closet · 6'7" × 4'4" ·
Upper Level	Bedroom · 10'3" × 9'11" ·
Upper Level	Walk-In Closet · 6'9" × 5'1" ·
Upper Level	Laundry · 8'10" × 5'7" ·
Basement	Family Room · 17'6" × 17'4" ·
Basement	Bedroom · 10'2" × 10'1" ·
Basement	Storage · 8'11" × 3'5" ·
Basement	Furnace/Utility Room · 12'5" × 6'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior 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
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d111
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1516-22-avenue-sw-calgary-a2345762/

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