249 22 Avenue NE

Calgary | Active | MLS® A2353777

$1,075,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,891 sq. ft.**

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Listed by Real Broker

A closer look

Experience the perfect blend of modern luxury and timeless elegance in this stunning New York inspired, semi detached two storey residence, ideally situated just minutes from downtown on a premium south-facing backyard lot along a quiet, established street. Enjoy exceptional natural sunlight throughout the day, enhancing the home's warm ambiance and sophisticated design. Offering over 2,700 sq. ft. of beautifully developed living space, this exceptional home has been thoughtfully designed to accommodate both comfortable family living and effortless entertaining. Showcasing premium finishes, refined architectural details, and meticulous craftsmanship throughout, the home features 4 bedrooms, 3.5 bathrooms, and a detached double-car garage. The main level makes an impressive first impression with a welcoming foyer, soaring 10-foot ceilings, and a bright, open-concept layout that seamlessly connects the principal living spaces. The inviting living room, elegant dining area, and chef-inspired kitchen create a sophisticated yet comfortable setting for hosting guests and enjoying everyday moments with family. Upstairs, the thoughtfully designed upper level offers two generously sized secondary bedrooms, each featuring its own walk-in closet, along with a well-appointed 4-piece bathroom and the convenience of an upper-level laundry room. The luxurious primary retreat provides a private escape, complete with a spacious walk-in closet and a spa-inspired 5-piece ensuite designed for ultimate relaxation and comfort. The fully finished basement extends the home's living and entertaining possibilities, featuring an expansive, open-concept recreation area perfect for movie nights, game days, or gatherings with family and friends. A dedicated wet bar adds an extra touch of sophistication, while ample storage enhances everyday functionality. An additional bedroom and full 4-piece bathroom complete the lower level, offering ideal accommodations for guests, teenagers, or extended family. Combining elevated design, exceptional functionality, and a coveted inner-city location, this remarkable residence offers a rare opportunity to experience upscale urban living with the comfort and space of a beautifully appointed family home. A perfect balance of style, sophistication, and convenience, this is inner-city living at its finest.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353777
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,891 sq. ft.
Main Level Finished Area:	892 sq. ft.
Upper Level Finished Area:	999 sq. ft.
Below Grade Finished Area:	831 sq. ft.
Lot Area:	3,125 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
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:	2611680
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Brick, Composite Siding, Concrete, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Flat Torch Membrane, Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Decorative, Electric, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northeast
Community:	Tuxedo Park
Appliances:	Bar Fridge, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Foyer · 7'10" × 7'10" ·
Main Floor	Dining Room · 10'10" × 10'6" ·
Main Floor	Kitchen · 16'11" × 14'6" ·
Main Floor	Living Room · 18' × 12'10" ·
Main Floor	Mud Room · 8'10" × 5'1" ·

2nd Floor	Bedroom · 13'9" × 9'10" ·
2nd Floor	Bedroom · 13'9" × 10'5" ·
2nd Floor	Laundry · 8' × 5'9" ·
2nd Floor	Bedroom - Primary · 14'6" × 11'3" ·
2nd Floor	Walk-In Closet · 11'2" × 5'8" ·
Basement	Bedroom · 17'10" × 10'8" ·
Basement	Game Room · 17'11" × 17'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data
Exterior Features:	Lighting, Private Entrance, Private Yard, Rain Gutters
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Cleared, Landscaped, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	RC-2
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/249-22-avenue-ne-calgary-a2353777/

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