5014 22 Street SW

Calgary | Active | MLS® A2353866

$1,249,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**2,017.99 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE | SATURDAY, NOV. 21, 1-3 PM * Designed with exceptional attention to flow and function, this brand-new semi-detached infill offers three levels of living space, including a fully developed basement. Set in the lovely Altadore community, this home checks all the boxes when it comes to style, function, and location.
Upon entry, you are welcomed into a bright, open main floor created for effortless entertaining and everyday comfort. The foyer welcomes you with a built-in bench and closet. The front dining room naturally leads into a chef-inspired central kitchen, where a long island serves as the ultimate gathering spot. Towards the back, the comfortable living room receives abundant light and opens directly onto the rear patio-perfect for summer barbecues and indoor-outdoor living. A discreet rear mudroom and half bath keep daily life organized and tidy.
Upstairs, the intelligent layout uses a central bonus room to create privacy between sleeping zones. At the back, two sunny bedrooms share a full bath, located conveniently near a dedicated laundry room with sink and storage. The primary bedroom at the front of the home is a true retreat, offering plenty of space, a walk-in closet, and a luxurious five-piece ensuite complete with double sinks and a deep soaking tub. To top it off, French doors open out onto a private upper balcony, giving you a quiet place to enjoy your morning coffee.
Downstairs, the fully developed basement offers an exceptional extension of the home’s living space, thoughtfully designed for both relaxation and entertaining. Featuring a spacious recreation area with a wet bar, a dedicated home gym, a bedroom, a full bathroom, and a separate laundry closet, this versatile level provides endless possibilities for family gatherings, hosting guests, or creating a personalized retreat.
Located in the highly sought-after community of Altadore, this home provides an incredible inner-city lifestyle defined by convenience and charm. You are just moments from the vibrant heart of Marda Loop, home to an array of local boutiques, cafes, grocery stores, and popular restaurants. Outdoor enthusiasts will appreciate being within easy walking distance of River Park, Sandy Beach, and the scenic Elbow River pathways. Families are exceptionally well-served by nearby top-rated schools including Altadore School, St. James Elementary & Junior High, Master’s Academy, and Central Memorial High School, as well as Mount Royal University. Seamless road connections via Crowchild Trail, 14th Street, and Glenmore Trail make for a fast commute to Downtown Calgary, quick trips to regional shopping hubs, and easy weekend escapes to the mountains.
The combination of exceptional curb appeal, a welcoming neighbourhood, and thoughtful design creates a home you'll be proud to call your own.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353866
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:	2,017.99 sq. ft.
Main Level Finished Area:	960.1 sq. ft.
Upper Level Finished Area:	1,057.89 sq. ft.
Below Grade Finished Area:	893.45 sq. ft.
Lot Area:	3,009 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
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:	1952AD

Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 12'4" × 10' ·
Main Floor	Foyer · 10'2" × 8'4" ·

Main Floor	Kitchen · 22'9" × 16'2" ·
Main Floor	Living Room · 13'7" × 12'5" ·
Main Floor	Mud Room · 12'5" × 6'6" ·
2nd Floor	Bedroom · 14'9" × 10'7" ·
2nd Floor	Bedroom · 14'10" × 9'2" ·
2nd Floor	Bonus Room · 12'10" × 8'3" ·
2nd Floor	Laundry · 7' × 5'11" ·
2nd Floor	Bedroom - Primary · 14'7" × 12'10" ·
2nd Floor	Walk-In Closet · 8'8" × 5'5" ·
Basement	Bedroom · 13'10" × 9'3" ·
Basement	Game Room · 34'3" × 15'7" ·
Basement	Exercise Room · 11'10" × 8'4" ·
Basement	Other · 9'3" × 5'4" ·
Basement	Furnace/Utility Room · 7'9" × 7'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Wet Bar
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	RC-G
Listed Date:	Oct 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5014-22-street-sw-calgary-a2353866/

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