



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
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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	87
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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