



**Mark D. Evernden**  
 ENGEL & VOLKERS CALGARY  
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 Cell: 403-829-3776  
 140 - 215, 9 AVENUE SW

1815 22 AV SW

C4137135 Active

LP: \$1,499,000



<b>Class:</b>	Attached	<b>Area:</b>	DOM: 46 Calgary
<b>Type:</b>	Semi Detached	<b>Zone:</b>	Zone CC
<b>Style:</b>	2 Storey	<b>Community:</b>	Bankview
<b>Year Built:</b>	2016	<b>Postal Code:</b>	T2T 0S1
<b>LINC:</b>	0018410811	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	1710213 Blk: 23 Lot: 20	<b>Possession:</b>	NEG
<b>Land Use Code</b>	R-C2	<b>Taxes:</b>	\$4918/2017
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	None Known	<b>Condo Fee:</b>	

This incredible "New York" style executive home was skillfully built by Grandscape Homes. Boasting over 3100sqft of living qrts this urban home includes 3 bdrms, 4 bthrms, & is located on a quiet street backing onto a City park. The sophisticated finishings are illustrated throughout & include the additional details of extra wide hallways/doorways to ensure wheelchair accessibility. Not to mention, your own personal elevator for access to all 3 floors w/ ease. Walking through the grand entrance, you immediately notice the vast open layout, complete w/ high ceilings, large windows, & beautiful white oak hardwood floors that transition the space seamlessly from front to back. The spacious kitchen features a Sub-Zero french door fridge w/ freezer, 6 element Wolf gas cooktop, Wolf SS hood fan, KitchenAid double wall ovens, an under mount Wolf convection microwave oven, a Bosch dishwasher, & complete w/ beverage center. The high-end appliances...

<b>Dining Rm</b>	13'6" x 13'4"	M	<b>Living Rm</b>	16'0" x 17'6"	M	<b>Bedrooms:</b>	Above: 3 /Ttl:3	<b>Baths:</b>	Full: 3 Half: 1
<b>Kitchen</b>	20'6" x 6'10"	M	<b>Great Rm</b>	14'2" x 16'6"	M		<b>2Pc</b> <b>3Pc</b> <b>4Pc</b> <b>5Pc</b> <b>6Pc</b>		
<b>Bedroom</b>	11'0" x 13'2"	U	<b>Bedroom</b>	10'8" x 15'8"	U	<b>Bathrooms:</b>	1 1 1 0 0		
<b>Mstr Bed</b>	14'6" x 16'0"	U	<b>Rec Rm</b>	21'0" x 20'0"	L	<b>Ensuite:</b>	0 0 0 1 0		
<b>Storage</b>	6'6" x 7'2"	L				<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
						<b>Main:</b>	113.9	1226.00	
						<b>Upper:</b>	115.8	1246.00	
						<b>AbGd:</b>	229.7	2472.00	
						<b>Lowr:</b>	60.3	649.00	
						<b>Total A.G.:</b>	290.0	3121.00	

<b>Basement:</b>	Walkout/Fully Finished	<b>Heating:</b>	Forced Air-1	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	Gas Only
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Rectangular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	584		
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Frntg x Depth:</b>			
<b>Roof Type:</b>	EPDM Membrane	<b>Flooring:</b>	Hardwood, Non-Ceramic Tile, See Remarks		
<b>Front Exp:</b>	North				
<b>Parking:</b>	Encl: 2 Total: 4 Double Garage Attache	<b>Garage Dim:</b>	21'10x22'0		
<b>Features:</b>	Balcony, Bar, Ceiling 10 ft., Handicap Access, Handicap Interior Accessories, No Animal Home, No Smoking Home, Programmable Thermostat, Sprinkler System-Underground, Vacuum System-Roughed-In, Wall Unit-Built-In, Windows - Wood				
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, See Remarks, Stove-Countertop Gas, Vacuum Systems, Washer, Wine/Beverage Cooler				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

**Listed By:** ENGEL & VOLKERS CALGARY **List Date:** September 15, 2017



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**New Listing**  
**Price Decrease**

September 15, 2017  
 October 25, 2017

Status  
 ListPrice

1548000.00

A  
 1499000

