



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

1815 22 AV SW

C4172664 Active

LP: \$1,388,000



<b>Class:</b>	Attached	<b>Area:</b>	DOM: 17 Calgary
<b>Type:</b>	Semi Detached	<b>Zone:</b>	Zone CC
<b>Style:</b>	2 Storey	<b>Community:</b>	Bankview
<b>Year Built:</b>	2017	<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>	Negotiable
<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>	

An inner city masterpiece, built by Grandscape homes which features over 3100 sqft of spacious living quarters. An impressive 3-STAGE ELEVATOR for ease of access to all 3 levels including the bright w/o basement backing south onto a city park. The sophisticated finishings are illustrated throughout to include main floor 10' flat painted ceilings, 8' doors, custom built-ins, pre-wire thru out, & extra wide hallways/doorways to ensure wheelchair accessibility. The expansive layout of the main floor is due to the extra wide lot, over 8.37m per side, complimented by large windows & beautiful white oak hardwood floors that transition the space seamlessly from front to back. The spacious kitchen features a Sub-Zero SS 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 quality finishings w/i the kitchen also include quartz countertops, white high gloss cabinetry & ...

<b>Living Rm</b>	17'0" x 16'4"	M	<b>Dining Rm</b>	14'10" x 13'4"	M	<b>Bedrooms:</b>	Above: 3 /Ttl:3	<b>Baths:</b>	Full: 3 Half: 1
<b>Kitchen</b>	19'9" x 14'10"	M	<b>Mstr Bed</b>	16'9" x 14'4"	U		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>
<b>Bedroom</b>	10'11" x 13'2"	U	<b>Bedroom</b>	15'7" x 10'6"	U	<b>Bathrooms:</b>	1	1	1
<b>Laundry</b>	6'9" x 2'10"	U	<b>Rec Rm</b>	21'4" x 15'5"	L	<b>Ensuite:</b>	0	0	0
<b>Utility Rm</b>	9'7" x 8'5"	L							
						<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
						<b>Main:</b>	113.9	1226.00	
						<b>Upper:</b>	108.5	1168.00	
						<b>AbGd:</b>	222.4	2394.00	
						<b>Lowr:</b>	60.3	649.00	
						<b>Total A.G.:</b>	222.4	2394.00	

<b>Basement:</b>	Walkout/Walk Up/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>	
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Rectangular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	308		
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Frntg x Depth:</b>	8x37		
<b>Roof Type:</b>	EPDM Membrane	<b>Flooring:</b>	Hardwood, Non-Ceramic Tile		
<b>Front Exp:</b>	North				
<b>Parking:</b>	Encl: 4 Total: 2 Double Garage Attache	<b>Garage Dim:</b>	21'10x21'4		
<b>Features:</b>	Balcony, Bar, Ceiling 10 ft., Handicap Access, Handicap Interior Accessories, Low Flow Faucets/Showerheads, 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-Microwave, Refrigerator, See Remarks, Stove-Countertop Gas, Vacuum Systems, Washer, Wine/Beverage Cooler				

**Goods Excluded:**  
**HOA Fee Incl:**

**Listed By:** ENGEL & VOLKERS CALGARY

**List Date:** March 15, 2018



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New Listing

March 15, 2018

Status

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