

\$1,099,900 - 222 10 Street Ne, Calgary

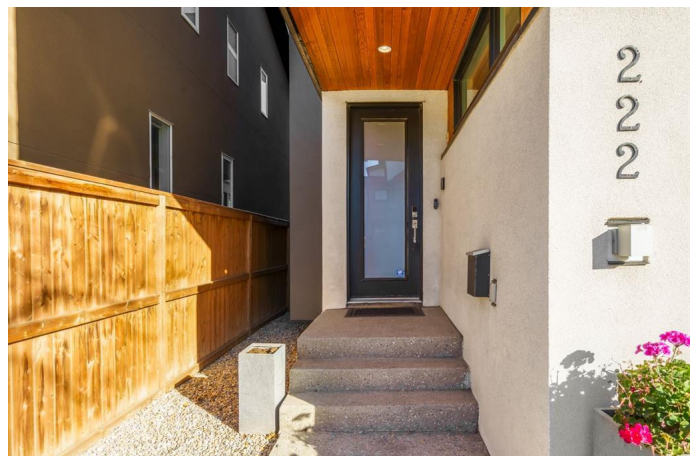
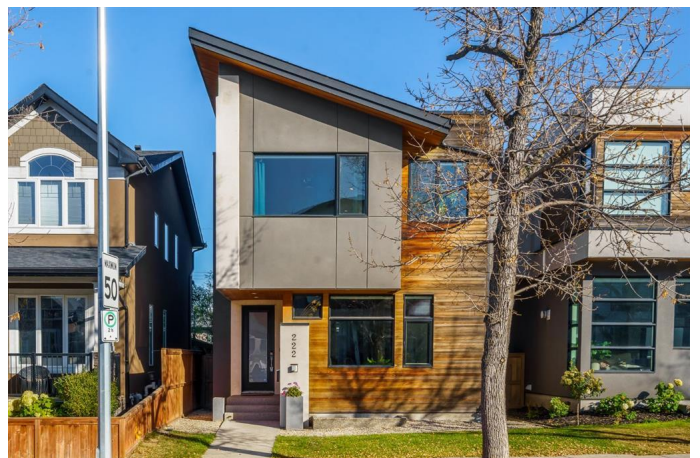
MLS® #A2258276

\$1,099,900

4 Bedroom, 4.00 Bathroom, 2,222 sqft
Residential on 0.08 Acres

Bridgeland/Riverside, Calgary, Alberta

OPEN HOUSE Saturday Nov 1st 1-4PM!
Welcome to this spectacular custom built residence by Panache Homes: a fully finished, fully loaded inner-city retreat that perfectly balances modern luxury with stylish functionality. Situated in the vibrant, walkable community of Bridgeland, this contemporary 2-storey home is a rare find, offering upscale design, premium finishings, and exceptional living space across all three levels. Step inside to a bright, open-concept main floor with soaring 10-foot ceilings and dark oak wide-plank hardwood floors that set a tone of understated elegance. The European-inspired kitchen is a true showstopper, complete with professional-grade Miele appliances, integrated fridge, gas cooktop, sleek tile backsplash, Caesarstone quartz countertops, custom oak cabinetry, a massive center island with seating, and a full walk-in pantry; perfect for hosting or simply elevating your everyday. An illuminated back dining area connects to the mudroom and out into the rear patio and private backyard space with built-in gas line—ideal for grilling or evening lounging. The expansive kitchen space flows effortlessly into the stunning living room, featuring a gas fireplace focal point, built-in shelving/bookcase feature, and oversized windows that fill the home with natural light. Ascend the open riser staircase to a dazzling pendant light up top, where you'll find three spacious bedrooms, including a west-facing primary retreat with a vaulted ceiling, dreamy walk-in closet, and a



decadent 5-piece ensuite spa with in-floor heating. A central loft area with skylight adds flexibility and privacy, separating the primary from two additional bedrooms, a stylish 4-piece bath, and a convenient upper laundry room. The fully developed lower level is an entertainer’s dream featuring extra-high ceilings, a large family/media room with 5.1 theatre surround sound, wet bar, dedicated fitness area with mirrors, a 4th bedroom and an additional 4-piece bathroom with a steam shower. It’s also roughed-in for in-floor heating, offering future comfort and efficiency. The cherry on top is a drywalled and insulated double detached garage, along with numerous upgrades including new A/C, furnace, hot water tank, water softener and improvement to the exterior grading. This home is not just a place to live—it’s a lifestyle. Located in one of Calgary’s most desirable communities, mere steps from Bridgeland Market, Lil Empire, Made by Marcus, and an array of coffee shops, restaurants, and parks, along with the Bow River pathway network and the Downtown Core. Homes of this quality, in this location, rarely become available—don’t miss your chance to make it yours.

Built in 2012

Essential Information

MLS® #	A2258276
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,222
Acres	0.08
Year Built	2012

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	222 10 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 4M1

Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Metal
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	4
Zoning	DC

Listing Details

Listing Office	CIR Realty
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