

\$725,000 - 2406 22 Avenue Sw, Calgary

MLS® #A2098743

\$725,000

3 Bedroom, 2.00 Bathroom, 1,593 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Bright inviting home in a fabulous community awaiting its new owners. This lovely home boasts an open living and dining area with gas fireplace, On the main level. A majestic archway leads from the dining area into the kitchen with a breakfast bar, granite counter tops, Walnut cabinets, and ample storage including a pantry. Hardwood floors throughout the living and dining area add a luxurious touch. Upstairs you will find two LARGE bedrooms and a large central bathroom with separate tub and shower and a skylight. Windows allow for lots of natural light and tall ceilings make the home feel larger than its 2234 sq feet of living space. The basement is finished with an additional Large bedroom, laundry room, 4 piece bathroom and additional living/rec room or flex space. The backyard is low maintenance with paving stone and a detached two car garage. There is also street parking out front. The location of this home is ideal on a quiet street but walking distance to dog parks, kid parks, schools, and the great shopping Marda loop has to offer. Easy access to Crowchild, 17th Ave and downtown. Don't miss out on this affordable gem. Please see video tour!

Built in 2004

Essential Information

MLS® # A2098743

Price \$725,000



Sold Price	\$720,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,593
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2406 22 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0S9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, High Ceilings, Pantry, Soaking Tub, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 12th, 2024
Date Sold	March 26th, 2024
Days on Market	74
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	ENGEL & VOLKERS CALGARY
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