

\$799,800 - 2420 22 Avenue Sw, Calgary

MLS® #A2123317

\$799,800

4 Bedroom, 3.00 Bathroom, 1,698 sqft

Residential on 0.06 Acres

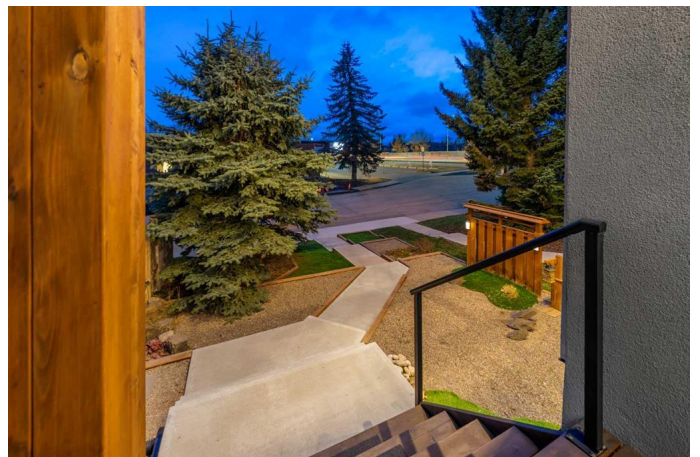
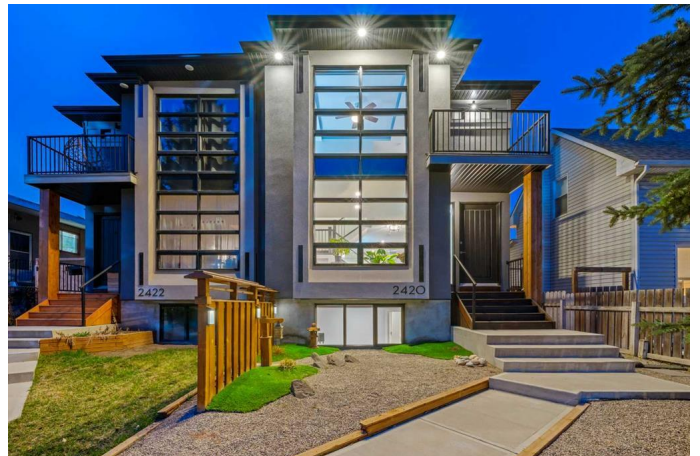
Richmond, Calgary, Alberta

| 4 BEDS | 3.5 BATHS | OVER 2,400 TOTAL SQFT | 2017 BUILD YEAR | EXPANSIVE SOUTH-FACING WINDOWS | LOW-MAINTENANCE YARDS | HIGH CEILINGS | VIBRANT MARDIA LOOP AREA | FINISHED BASEMENT | CUSTOM HOME WITH BUILT-INS THROUGHOUT | DETACHED DOUBLE GARAGE | ** OPEN HOUSE SATURDAY APRIL 20TH 2-5PM**

Stunning 3+1 bedroom semi-detached residence in sought-after Richmond, boasting over 2,400 sq ft of meticulously designed living space, including a fully finished basement. The main level showcases designer hardwood floors and high ceilings. Expansive south-facing windows and open floor plan flood the space with natural light. The sophisticated living room seamlessly transitions to a chef-inspired kitchen, adorned with marble countertops, full-height shaker-style cabinets, and a spacious island.

The second level houses three spacious bedrooms, a pristine 4-piece bath, and a convenient laundry room. The lavish primary retreat has a private balcony, expansive walk-in closet, and spa-like 5-piece ensuite featuring dual vanities, free-standing tub, and a separate glass-enclosed shower.

The lower level offers an inviting family room with a stunning fireplace and custom built-ins, a dedicated study/office area with built-in desk,



fourth bedroom with a walk-in closet, and a luxurious 3-piece bath.

Outdoors, the professionally landscaped yards, and double detached garage provide the perfect backdrop for outdoor enjoyment and relaxation. Low-maintenance front and back yards make it effortless when you’re out of country for business or pleasure.

Ideally situated in close proximity to vibrant Marda Loop, prestigious schools, upscale shopping, scenic parks, and convenient public transit, with effortless access to downtown via Crowchild Trail. Experience unparalleled luxury, comfort, and convenience in this executive home where sophistication meets practicality.

Built in 2017

Essential Information

MLS® #	A2123317
Price	\$799,800
Sold Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,698
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2420 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	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 19th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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