

\$899,900 - 2343 22 Avenue Sw, Calgary

MLS® #A2175163

\$899,900

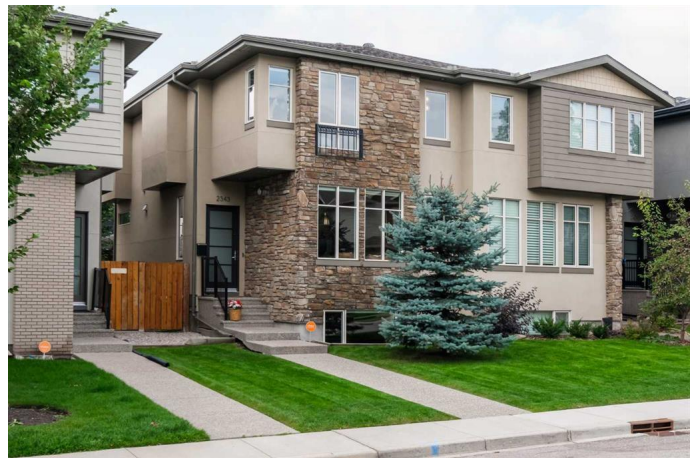
4 Bedroom, 4.00 Bathroom, 1,821 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Welcome to this stunning and meticulously designed home, offering almost 2,400 sq ft of developed living space and showcasing a blend of luxury, comfort, and thoughtful details.

Step into the heart of the home—a bright, sun-filled kitchen and dining area that boasts large windows, inviting an abundance of natural light. The gourmet kitchen is a chef's dream, featuring a premium 36" range and high-end Fisher & Paykel appliances, perfect for both casual cooking and culinary masterpieces. Rich hardwood floors run throughout the main living areas, adding warmth and a sense of timeless elegance. The home features 10ft ceilings throughout, even in the fully finished basement, enhancing the spacious feel of every room. The basement is not only expansive but also features in-floor heating, providing a cozy retreat during Calgary's colder months. The luxurious ensuite bathroom also benefits from in-floor heating, creating a spa-like experience every day. For added convenience, the home includes a heated double detached garage with plenty of storage space, making organization and access to your belongings a breeze, especially during the winter. Outdoors, enjoy the south facing exposed aggregate patio, an inviting space perfect for entertaining, barbecuing, or simply relaxing in your private backyard. Whether you're hosting guests or enjoying a peaceful morning coffee, this patio area is a delightful extension of your living space. This



property is ideally located just a 2-minute walk from a nearby park and green space, offering tranquil surroundings and a perfect spot for outdoor activities. Dog owners will appreciate the proximity to an off-leash dog park, making this home equally appealing to pet lovers. For those who enjoy urban conveniences, youâ€™ll love the easy walking distance to both 17th Avenue and Marda Loop, two vibrant Calgary hotspots known for their excellent dining, shopping, and entertainment options. Whether you're enjoying the bright, open living areas or retreating to the cozy warmth of the heated basement, every inch of this home has been designed to enhance your lifestyle. With a blend of modern conveniences, high-end finishes, and a prime location, this property is truly exceptional

Built in 2014

Essential Information

MLS® #	A2175163
Price	\$899,900
Sold Price	\$889,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,821
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2343 22 Avenue Sw
Subdivision	Richmond

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0T1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s), Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 24th, 2024
Date Sold	November 14th, 2024
Days on Market	20
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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