

\$1,399,900 - 2218 22 Avenue Sw, Calgary

MLS® #A2175302

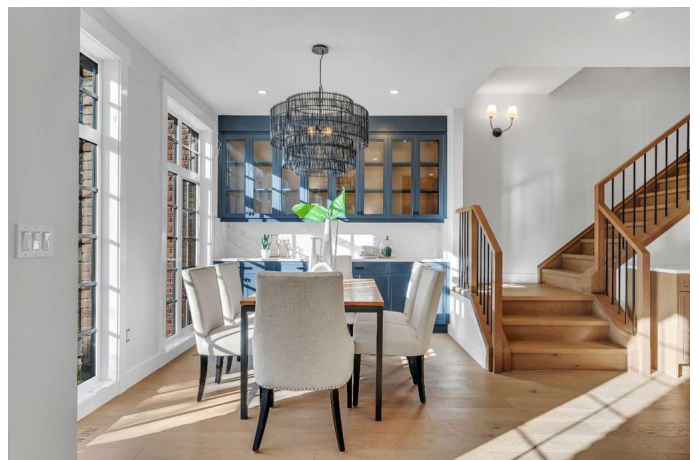
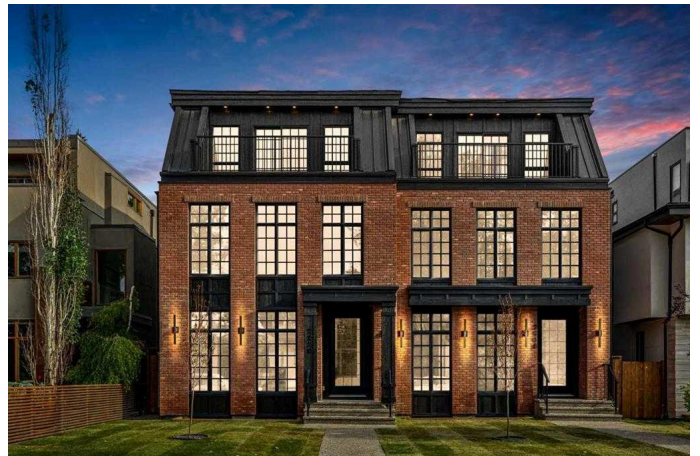
\$1,399,900

4 Bedroom, 5.00 Bathroom, 2,419 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Stunning executive inner-city 3-storey fully landscaped New York Brownstone in Richmond, situated on a quiet treed street with green space in front. With over 3200 sqft of living space, this 4 bed/4.5 bath home features high-end finishes throughout including white oak cabinetry with soft close doors, Jenn-Air appliances, engineered hardwood, high ceilings, custom cabinetry, ceiling speakers throughout, elegant lighting fixtures, recessed lighting, under cabinet lighting, white oak railing, and over-sized windows. The main floor features an open-living concept with a spacious foyer, leading to the dining room with a custom built-in hutch, a spacious white oak kitchen with Jenn-Air built-in appliances including a gas range, built-in refrigerator and freezer, 10ft island, and a built-in breakfast bar with Jenn-Air bar fridge. The airy living room consists of a venetian plastered stone gas fireplace, shelving and provides an indoor-outdoor living concept with bi-parting patio doors leading to the deck. The mudroom has built-in closets and a bench. The beautifully designed powder room finishes off the main floor. The second floor provides a conveniently located laundry room with washer/dryer and sink, a master bedroom with its own 5-pce ensuite consisting of dual vanities, a freestanding soaker tub, custom shower and a custom walk-in closet. Another spacious bedroom is located on the second floor with its own 3-pce ensuite with a walk-in closet. The third level is the absolute master



retreat! Walk right up to the bonus room with another wet bar with Jenn-Air bar fridge before entering the primary master oasis bedroom with a venetian plastered log gas fireplace, his and her custom walk-in closets and a 5-pce master ensuite with heated floors, free standing soaker tub and custom steam shower! The third level is finished with a dura-deck balcony in the master bedroom with no neighbours in front and plenty of parking! The basement consists of another living room/rec room with a custom built tv unit, a bar with bar fridge, a full 3-pce bathroom with custom shower, and a bedroom. The home is roughed in with a central vac, security system, and CCTV cameras

Built in 2024

Essential Information

MLS® #	A2175302
Price	\$1,399,900
Sold Price	\$1,350,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,419
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Sold

Community Information

Address	2218 22 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T0S7

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Off Street

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Built-In Freezer, Built-In Gas Range, Dishwasher, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Fireplace(s), Humidity Control, In Floor Roughed-In, Natural Gas, Zoned
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Private, Views
Roof	Flat
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2024
Date Sold	November 22nd, 2024
Days on Market	23
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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