

# \$945,000 - 2325 22 Avenue Sw, Calgary

MLS® #A2194558

**\$945,000**

4 Bedroom, 5.00 Bathroom, 2,224 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Quiet elegance exudes from this stunning character Richmond 3 storey home. Quality material & exquisite craftsmanship is evident in the classic finishing touches. 2784 s.f. of total living space showcases genuine natural materials of hardwood floors, slate tiles & extensive travertine marble tile backsplashes. Pella windows throughout. A stunning curved staircase connects the entire home from the basement to the top floor. Fireplaces on each of the 3 main levels. 3 +1 bedrooms each have own heated floor ensuites. The primary bedroom includes double vanity, soaker tub and steam shower. Open concept kitchen equipped with newer stainless steel appliances & walk in pantry. 3rd level flex room with balcony is optional family hideout, yoga room, quiet office space or another dream bedroom! Lower level with heated concrete floors can be perfect media/games room ! Maintenance free south patio to create your own private oasis. Spacious double garage. Easy access to City center or quick exit to the mountains! Close to all amenities, transit, parks & schools, Marda Loop or 17th Avenue. Call your agent to book a viewing today! (2024 new roof & eavestroughs. 2 new sump pumps)

Built in 2007

## Essential Information

MLS® # A2194558

Price \$945,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,224                  |
| Acres          | 0.06                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 3 Storey |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2325 22 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 0T1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Closet Organizers, Granite Counters, Wood Windows, See Remarks |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove                      |
| Heating           | In Floor, Natural Gas, Forced Air   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 3   |
| Fireplaces        | Gas, Great Room, Loft, Master Bedroom, See Remarks  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                             |
| Lot Description   | Landscaped, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                          |
| Construction      | Wood Frame                               |
| Foundation        | Poured Concrete                          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 90                  |
| Zoning         | R-CG                |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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