

# \$979,000 - 2325 22 Avenue Sw, Calgary

MLS® #A2194558

**\$979,000**

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                       \$979,000



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	3 Storey, Side by Side
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	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Great Room, Master Bedroom, See Remarks, Loft
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	48
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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