

# \$825,000 - 2309 22 Avenue Sw, Calgary

MLS® #A2214764

**\$825,000**

4 Bedroom, 4.00 Bathroom, 1,642 sqft

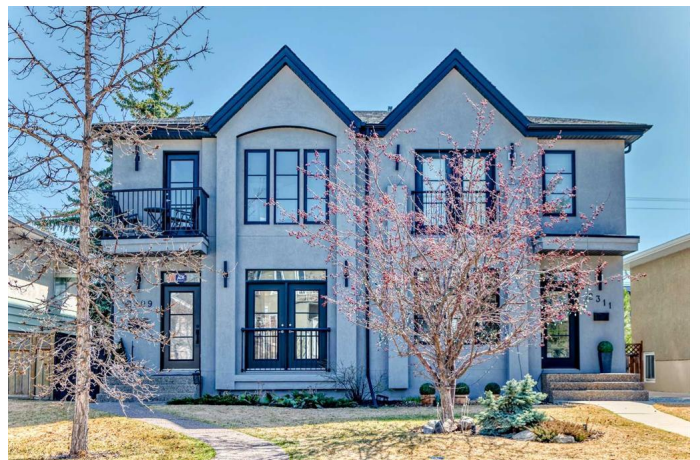
Residential on 0.06 Acres

Richmond, Calgary, Alberta

Welcome to the home you have been looking for. Go no further! This recently renovated home is where your dream of an idyllic family home comes to life! Nestled in a sought-after community of Richmond, this well-designed residence offers almost 2500sqft. of pure elegance and convenience. The vibrant but quiet community surrounding this home is perfect for your family. Close to schools and shopping. Quick drive to downtown with an easy access to Crowchild trail. Dive into the unique blend of urban comforts and friendly neighborhood charm that this property generously offers.

Upon entering, you'll be immediately captivated by the spacious Livingroom brimming with abundant natural light that pours in from every corner, creating an atmosphere of warmth and serenity. Go on unto the well-designed kitchen with quartz counter tops and stainless-steel appliances. Picture yourself entertaining guests or indulging in family dinners around the beautiful kitchen island and bright dining area that flows with the bright and cozy living area with a fireplace.

Upstairs you will find a true masterâ€™s bedroom with closet organizers and an ensuite with a jetted tub and heated floor. You never have to step on cold tiles. You have 2 other good-sized bedrooms, a bathroom, and a conveniently appointed laundry on this level.



The huge basement is complete with 1 very big bedroom, 1 full 4PC bathroom and a recreation area perfect for movie nights and family game nights. Other pecks that come with this home are water softener, central vacuum, a very functional hot tub and a maintenance free yard. This will not last. Call your favorite Realtor today!

Built in 2004

### **Essential Information**

MLS® #	A2214764
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,642
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2309 22 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0T1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, On Street
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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