

2323 22 Avenue SW
Calgary, Alberta

MLS # A2197841



\$1,200,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,252 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: NA

Welcome to 2323 22 Ave SW, a stunning 3 storey home built in 2007 in the highly sought-after inner-city community of Richmond, Calgary. With 2,251 sq. ft. of developed living space, this extensively updated property offers an exceptional blend of modern luxury and investment potential, making it perfect for families or short-term rental opportunities. Step inside to a bright, open-concept main floor featuring hardwood floors, custom tile work throughout, and in-floor heating for year-round comfort. The chef's kitchen is a true centrepiece, boasting stainless steel appliances, a gas range stove, granite countertops, an under-mount sink, a large central island, and ample storage—perfect for entertaining and daily living. The second floor offers two spacious bedrooms, each with a private ensuite, providing comfort and privacy. The third floor is a fully independent suite with a full bathroom, ideal for extended family, a home office, or a high-demand short-term rental space. The fully finished basement features oversized ceilings, in-floor heating, a large bedroom, and a full bathroom, adding even more flexibility. Outside, enjoy a fully landscaped backyard, while the double detached garage adds convenience. Located minutes from downtown, Marda Loop, parks, schools, and top amenities, this move-in-ready home is an opportunity you won't want to miss!