



THE
A-TEAM

**RE/MAX
FIRST**

2325 22 Avenue, Calgary T2T 0T1

MLS®#: **A2144853**

Area: **Richmond**

Listing Date: **06/27/24**

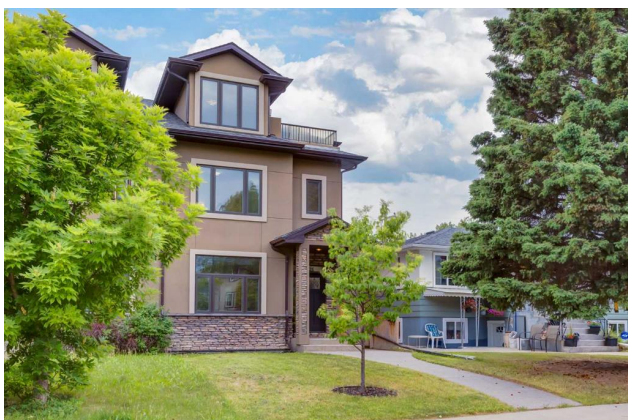
List Price: **\$935,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,224

Year Built:

2010

Low Sqft:

Ttl Sqft:

2,224

Lot Information

Lot Sz Ar:

2,755 sqft

Lot Shape:

DOM

5

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped,Rectangular Lot,See Remarks

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Concrete,Hardwood,See Remarks,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,See Remarks,Walk-In Closet(s),Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`2" x 10`6"	Living Room	Main	18`0" x 10`6"
Kitchen	Main	13`8" x 9`2"	Nook	Main	8`10" x 6`0"
Foyer	Main	11`1" x 5`4"	Bedroom - Primary	Second	18`2" x 12`7"
Bedroom	Second	12`5" x 12`4"	Bedroom	Third	30`0" x 12`3"
Media Room	Lower	19`11" x 18`2"	Bedroom	Lower	11`9" x 10`2"
Balcony	Third	8`6" x 5`6"	6pc Ensuite bath	Second	16`5" x 5`7"
4pc Bathroom	Second	8`6" x 4`11"	4pc Ensuite bath	Third	11`6" x 5`5"

Title: **Fee Simple**
Legal Desc: **1012308**

Zoning: **R-C2**

Remarks

Pub Rmks: **Quiet elegance exudes from this stunning character Richmond 3 storey home. Quality material & 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 top floor to basement. Fireplaces on each of the 3 main levels. 3 +1 bedrooms each have own heated floor ensuites. The master includes double vanity and steam shower. Open concept kitchen equipped with newer appliances & walk in pantry. 3rd level flex room with balcony is optional dream family hideout, yoga room or quiet office space! Lower level can be perfect media/games room with heated concrete floors! Outdoor low maintenance private patio. Spacious double garage. Easy access to City center or west to the mountains! Close to all amenities, transit, parks & schools, Marda Loop or 17th Avenue. Call your agent to book a viewing today!**

Inclusions: **none**
Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



