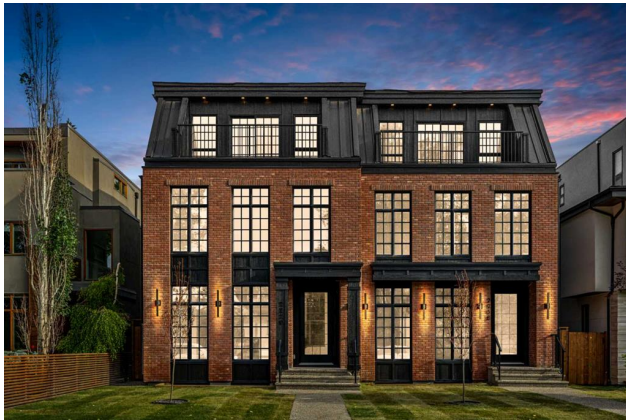


2220 22 Avenue, Calgary T2T0S7

MLS®#: **A2157527** Area: **Richmond** Listing Date: **08/23/24** List Price: **\$1,499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
 Lot Information
 Lot Sz Ar: **2,750 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,440**
 Low Sqft:
 Ttl Sqft: **2,440**

DOM

26
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Interior Lot,Landscaped,Private,Views**
 Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Off Street**

Utilities and Features

Roof: **Flat**
 Heating: **In Floor Roughed-In,Fireplace(s),Forced Air,Humidity Control,Natural Gas,Zoned**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Lighting,Private Yard,Rain Gutters**
 Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Gas Range,Built-In Refrigerator,Dishwasher,Microwave,Range Hood,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Steam Room,Wet Bar**
 Utilities:

Construction: **Brick,Stucco**
 Flooring: **Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 5`1"	Dining Room	Main	12`7" x 9`3"
Foyer	Main	7`3" x 7`7"	Kitchen	Main	15`0" x 16`8"
Living Room	Main	13`7" x 13`5"	4pc Bathroom	Second	9`6" x 4`10"
5pc Ensuite bath	Second	9`7" x 8`10"	Bedroom	Second	19`8" x 14`2"
Bedroom	Second	11`5" x 11`5"	Laundry	Second	5`11" x 8`10"
Walk-In Closet	Second	10`1" x 5`1"	5pc Ensuite bath	Third	9`8" x 13`0"

Other	Third	2`7" x 7`9"	Family Room	Third	10`1" x 19`2"
Bedroom - Primary	Third	15`10" x 14`1"	Walk-In Closet	Third	6`5" x 7`6"
Walk-In Closet	Third	9`9" x 5`7"	3pc Bathroom	Basement	8`7" x 5`0"
Other	Basement	8`7" x 5`0"	Bedroom	Basement	13`1" x 11`5"
Game Room	Basement	19`1" x 14`10"	Furnace/Utility Room	Basement	5`7" x 15`10"
Walk-In Closet	Second	7`9" x 3`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-2**
 Legal Desc: **5140AG**

Remarks

Pub Rmks: **Stunning executive inner-city 3-storey fully landscaped New York Brownstone in Richmond, situated on a quiet treed street with green space in front. With over 3200 sqft of living space, this 4 bed/4.5 bath home features high-end finishes throughout including white oak cabinetry with soft close doors, Jenn-Air appliances, engineered hardwood, high ceilings, custom cabinetry, ceiling speakers throughout, elegant lighting fixtures, recessed lighting, under cabinet lighting, white oak railing, and over-sized windows. The main floor features an open-living concept with a spacious foyer, leading to the dining room with a custom built-in hutch, a spacious white oak kitchen with Jenn-Air built-in appliances including a gas range, built-in refrigerator and freezer, 10ft island, and a built-in breakfast bar with Jenn-Air bar fridge. The airy living room consists of a venetian plastered stone gas fireplace, shelving and provides an indoor-outdoor living concept with bi-parting patio doors leading to the deck. The mudroom has built-in closets and a bench. The beautifully designed powder room finishes off the main floor. The second floor provides a conveniently located laundry room with washer/dryer and sink, a master bedroom with its own 5-pce ensuite consisting of dual vanities, a freestanding soaker tub, custom shower and a custom walk-in closet. Another spacious bedroom is located on the second floor with its own 3-pce ensuite with a walk-in closet. The third level is the absolute master retreat! Walk right up to the bonus room with another wet bar with Jenn-Air bar fridge before entering the primary master oasis bedroom with a venetian plastered log gas fireplace, his and her custom walk-in closets and a 5-pce master ensuite with heated floors, free standing soaker tub and custom steam shower! The third level is finished with a dura-deck balcony in the master bedroom with no neighbours in front and plenty of parking! The basement consists of another living room/rec room with a custom built tv unit, a bar with bar fridge, a full 3-pce bathroom with custom shower, and a bedroom. The home is roughed in with a central vac, security system, and CCTV cameras.**

Inclusions: **n/a**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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