



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2218 22 Avenue, Calgary T2T0S7**

MLS®#: **A2175302**

Area: **Richmond**

Listing Date: **10/30/24**

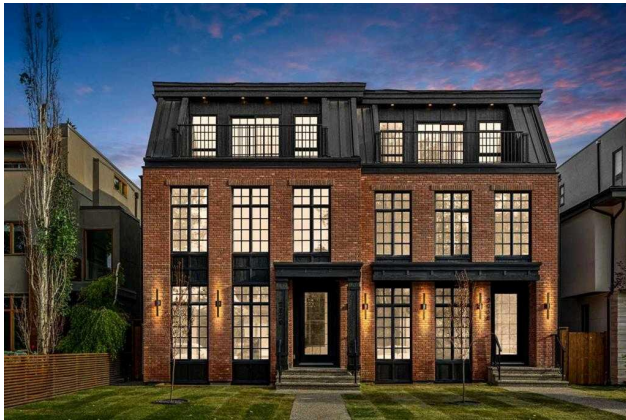
List Price: **\$1,399,900**

Status: **Pending**

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: **2,419**  
 Low Sqft:  
 Ttl Sqft: **2,419**

DOM

**22**  
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**

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

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 5`1"
Foyer	Main	7`8" x 7`7"
Living Room	Main	13`3" x 13`4"
5pc Ensuite bath	Second	9`8" x 8`9"
Bedroom	Second	11`6" x 11`5"
Walk-In Closet	Second	7`10" x 4`0"

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

5pc Ensuite bath  
 Bedroom - Primary  
 Walk-In Closet  
 Other  
 Game Room

Third 9'8" x 13'2"  
 Third 15'11" x 14'0"  
 Third 6'5" x 7'1"  
 Basement 8'11" x 2'1"  
 Basement 19'2" x 17'8"

Office  
 Walk-In Closet  
 3pc Bathroom  
 Bedroom  
 Furnace/Utility Room

Third 10'1" x 19'2"  
 Third 9'8" x 5'6"  
 Basement 8'6" x 4'11"  
 Basement 13'2" x 11'4"  
 Basement 5'8" x 15'9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **5140AG**

Zoning:  
**RC-2**

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

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





