



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2323 22 Avenue, Calgary T2T 0T1**

MLS® #: **A2197841**

Area: **Richmond**

Listing Date: **03/13/25**

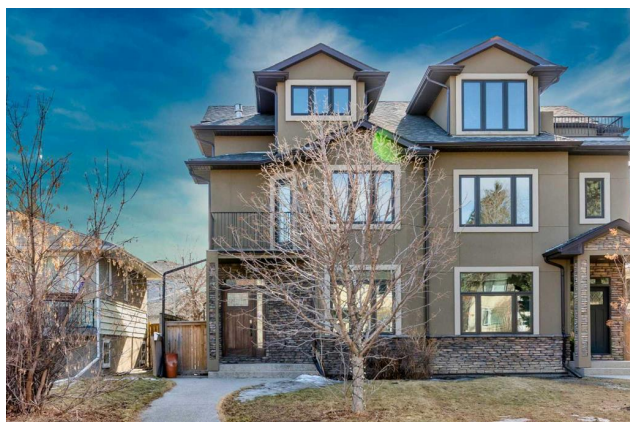
List Price: **\$1,200,000**

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:

**2,251**

Year Built:

**2007**

Low Sqft:

Ttl Sqft:

**2,251**

Lot Information

Lot Sz Ar:

**2,755 sqft**

Lot Shape:

DOM

**41**

Layout

Beds:

**4 (3 1 )**

Baths:

**4.5 (4 1)**

Style:

**3 (or more)**

**Storey,Attached-Side  
by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Concrete,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat:

**Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Soaking Tub,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>43`3" x 29`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>45`5" x 26`0"</b>
<b>Living Room</b>	<b>Basement</b>	<b>66`2" x 59`11"</b>
<b>Walk-In Closet</b>	<b>Third</b>	<b>42`1" x 13`5"</b>
<b>Balcony</b>	<b>Upper</b>	<b>32`10" x 14`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>45`5" x 43`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>50`10" x 33`4"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>38`7" x 26`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>59`1" x 34`9"</b>
<b>Laundry</b>	<b>Upper</b>	<b>26`10" x 18`10"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>49`9" x 25`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>53`1" x 41`7"</b>
<b>Bedroom</b>	<b>Third</b>	<b>93`6" x 41`3"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>16`2" x 13`5"</b>

Walk-In Closet	Upper	26`3" x 19`8"	2pc Bathroom	Main	21`7" x 16`8"
5pc Ensuite bath	Upper	54`8" x 19`8"	4pc Ensuite bath	Upper	27`11" x 16`2"
4pc Ensuite bath	Upper	38`0" x 17`9"	4pc Bathroom	Basement	25`2" x 16`2"
Legal/Tax/Financial					

Title:	Zoning:		Remarks		
Fee Simple	R-CG				
Legal Desc:	1012308				

Pub Rmks:	<p>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!</p>				
Inclusions:	NA				
Property Listed By:	Real Broker				

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





