



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:

Back Lane,Back Yard

Park Feat:

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

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

Walk-In Closet
5pc Ensuite bath
4pc Ensuite bath

Upper
Upper
Upper

26`3" x 19`8"
54`8" x 19`8"
38`0" x 17`9"

2pc Bathroom
4pc Ensuite bath
4pc Bathroom

Main
Upper
Basement

21`7" x 16`8"
27`11" x 16`2"
25`2" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1012308

Zoning:
R-CG

Remarks

Pub Rmks:

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 centerpiece, 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!

Inclusions:
Property Listed By:

NA
Real Broker

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









