\$979,000 - 2325 22 Avenue Sw, Calgary

MLS® #A2194558

\$979,000

4 Bedroom, 5.00 Bathroom, 2,224 sqft Residential on 0.06 Acres

Richmond, Calgary, Alberta

Quiet elegance exudes from this stunning character Richmond 3 storey home. Quality material & exquisite 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 the basement to the top floor. Fireplaces on each of the 3 main levels. 3 +1 bedrooms each have own heated floor ensuites. The primary bedroom includes double vanity, soaker tub and steam shower. Open concept kitchen equipped with newer stainless steel appliances & walk in pantry. 3rd level flex room with balcony is optional family hideout, yoga room, quiet office space or another dream bedroom! Lower level with heated concrete floors can be perfect media/games room! Maintenance free south patio to create your own private oasis. Spacious double garage. Easy access to City center or quick exit to the mountains! Close to all amenities, transit, parks & schools, Marda Loop or 17th Avenue. Call your agent to book a viewing today! (2024 new roof & eavestroughs. 2 new sump pumps)







Built in 2007

Essential Information

MLS® # A2194558 Price \$979.000 Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,224

Acres 0.06

Year Built 2007

Type Residential

Sub-Type Semi Detached

Style 3 Storey, Side by Side

Status Active

Community Information

Address 2325 22 Avenue Sw

Subdivision Richmond

City Calgary

County Calgary

Province Alberta

Postal Code T2T 0T1

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, High Ceilings,

Kitchen Island, Pantry, See Remarks, Walk-In Closet(s), Wood Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 3

Fireplaces Gas, Great Room, Master Bedroom, See Remarks, Loft

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Landscaped, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 14th, 2025

Days on Market 49

Zoning R-CG

Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.