

# \$1,200,000 - 2323 22 Avenue Sw, Calgary

MLS® #A2197841

**\$1,200,000**

4 Bedroom, 5.00 Bathroom, 2,252 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

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!

Built in 2007

### Essential Information

MLS® #	A2197841
Price	\$1,200,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,252
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	2323 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	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	38
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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