

# \$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

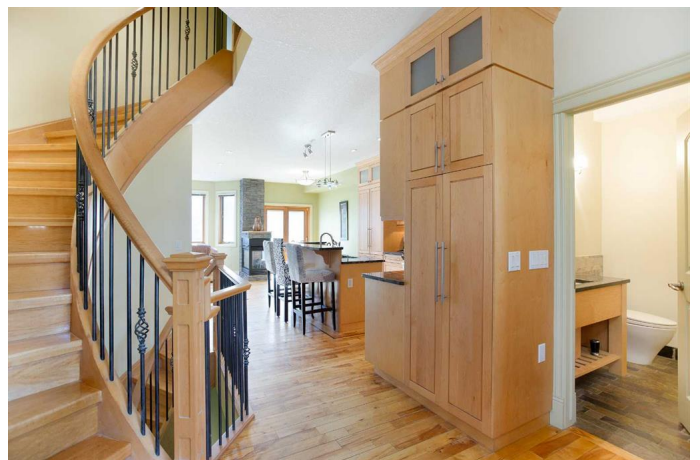
Welcome to 2323 22 Ave SW, a stunning 3 storey home built in 2007 in the highly sought-after inner-city community of Richmond, Calgary. With 2,251 sq. ft. of developed living space, this extensively updated property offers an exceptional blend of modern luxury and investment potential, making it perfect 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 | 161              |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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