



# 2220 22 Avenue Calgary Alberta

\$1,499,900

Stunning executive inner-city 3-storey fully landscaped New York Brownstone in Richmond, situated on a quiet treed street with green space in front. With over 3200 sqft of living space, this 4 bed/4.5 bath home features high-end finishes throughout including white oak cabinetry with soft close doors, Jenn-Air appliances, engineered hardwood, high ceilings, custom cabinetry, ceiling speakers throughout, elegant lighting fixtures, recessed lighting, under cabinet lighting, white oak railing, and over-sized windows. The main floor features an open-living concept with a spacious foyer, leading to the dining room with a custom built-in hutch, a spacious white oak kitchen with Jenn-Air built-in appliances including a gas range, built-in refrigerator and freezer, 10ft island, and a built-in breakfast bar with Jenn-Air bar fridge. The airy living room consists of a venetian plastered stone gas fireplace, shelving and provides an indoor-outdoor living concept with bi-parting patio doors leading to the deck. The mudroom has built-in closets and a bench. The beautifully designed powder room finishes off the main floor. The second floor provides a conveniently located laundry room with washer/dryer and sink, a master bedroom with its own 5-pce ensuite consisting of dual vanities, a freestanding soaker tub, custom shower and a custom walk-in closet. Another spacious bedroom is located on the second floor with its own 3-pce ensuite with a walk-in closet. The third level is the absolute master retreat! Walk right up to the bonus room with another wet bar with Jenn-Air bar fridge before entering the primary master oasis bedroom with a venetian plastered log gas fireplace, his and her custom walk-in closets and a 5-pce master ensuite with heated floors, free standing soaker tub and custom steam shower! The third level is finished with a dura-deck balcony in the master bedroom with ...

4pc Bathroom 9.50 Ft x 4.83 Ft  
 5pc Bathroom 9.58 Ft x 8.83 Ft  
 Bedroom 19.67 Ft x 14.17 Ft  
 Bedroom 11.42 Ft x 11.42 Ft  
 Laundry room 5.92 Ft x 8.83 Ft  
 Other 10.08 Ft x 5.08 Ft

Primary Bedroom 15.83 Ft x 14.08 Ft  
 Other 6.42 Ft x 7.50 Ft  
 Other 9.75 Ft x 5.58 Ft  
 3pc Bathroom 8.58 Ft x 5.00 Ft  
 Other 8.58 Ft x 5.00 Ft  
 Bedroom 13.08 Ft x 11.42 Ft

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Listing Presented By:



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(CENTRAL)**

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Other 7.75 Ft x 3.92 Ft

5pc Bathroom 9.67 Ft x 13.00 Ft

Other 2.58 Ft x 7.75 Ft

Family room 10.08 Ft x 19.17 Ft

Recreational, Games room 19.08 Ft x 14.83 Ft

Furnace 5.58 Ft x 15.83 Ft

2pc Bathroom 5.92 Ft x 5.08 Ft