



## 2323 22 Avenue Calgary Alberta

\$1,200,000

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! (id:6769)

Other 12.83 M x 4.08 M  
Bedroom 28.50 M x 12.58 M  
Living room 20.17 M x 18.25 M  
Furnace 15.17 M x 7.75 M  
Bedroom 15.50 M x 10.17 M  
4pc Bathroom 7.67 M x 4.92 M  
Kitchen 13.17 M x 9.00 M  
Breakfast 11.75 M x 7.92 M  
Dining room 13.83 M x 7.92 M  
Living room 18.00 M x 10.58 M

2pc Bathroom 6.58 M x 5.08 M  
Laundry room 8.17 M x 5.75 M  
Other 10.00 M x 4.50 M  
Bedroom 16.17 M x 12.67 M  
Bedroom 13.83 M x 13.17 M  
Other 4.92 M x 4.08 M  
Other 8.00 M x 6.00 M  
5pc Bathroom 16.67 M x 6.00 M  
4pc Bathroom 8.50 M x 4.92 M

Listing Presented By:



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Real Broker

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REALTY

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