

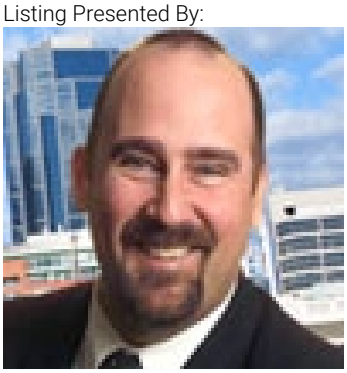
2314 22 Avenue Calgary Alberta

$1,195,000

OH: NOV 19 & NOV 22, 2 PM - 5 PM BRAND-NEW SEMI-DETACHED HOME IN RICHMOND W/ A 2-BED LEGAL BASEMENT SUITE, MINUTES FROM MARDA LOOP! This home features elevated finishes with 10-ft ceilings, engineered oak hardwood flooring, and oversized windows throughout the main floor. The kitchen was built for entertaining with an oversized island with bar seating, quartz countertops and opens directly to the dining area and living room. Sliding glass doors lead to the fully fenced backyard with a large deck and a grassy area. Engineered oak hardwood continues through the stairwell, upper hallway, and into the primary bedroom. The vaulted primary suite features a large walk-in closet and a 5-pc ensuite with dual quartz vanities, heated tile flooring, a freestanding soaker tub, and a fully tiled glass shower. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete the upper level. The 2-BED LEGAL BASEMENT SUITE offers a separate entrance, 9-ft ceilings, in-floor heating, vinyl plank flooring, a full kitchen, a spacious living area, and a full bathroom. There's even a roughed-in entrance to the second bedroom which can be converted into an additional room for the upper suite. Located in Richmond, this home is close to Marda Loop and 17th Avenue for restaurants, cafes, shopping, and services. Richmond School and Mount Royal School are nearby, along with parks, playgrounds, and green spaces. Quick access to downtown and Crowchild Trail makes commuting throughout Calgary convenient. *VISIT MULTIMEDIA LINKS FOR FULL DETAILS INCLUDING FLOORPLANS AND A VIRTUAL TOUR!* (id:6769)

Bedroom 13.00 Ft x 8.08 Ft
Bedroom 13.58 Ft x 11.25 Ft
Kitchen 12.00 Ft x 9.67 Ft
Recreational, Games room 18.92 Ft x 16.00 Ft
4pc Bathroom .00 Ft x .00 Ft
Living room 12.00 Ft x 11.17 Ft
Kitchen 15.58 Ft x 14.33 Ft
Dining room 11.17 Ft x 10.42 Ft
2pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 14.17 Ft x 11.92 Ft
Bedroom 10.92 Ft x 10.75 Ft
Bedroom 11.67 Ft x 10.67 Ft
4pc Bathroom .00 Ft x .00 Ft
5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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