

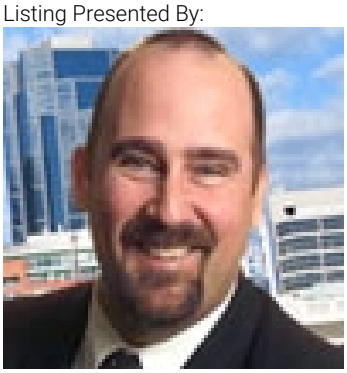
2320 22 Avenue Calgary Alberta

$1,195,000

OH: NOV 14, 1 PM - 4 PM BRAND-NEW SEMI-DETACHED HOME IN RICHMOND W/ A 2-BED LEGAL BASEMENT SUITE, MINUTES FROM MARDA LOOP! Welcome to your urban sanctuary! This brand-new semi-detached home boasts elevated finishes, and flexible living space in one of Calgary's most sought-after inner-city communities. The home opens to 10-ft ceilings, engineered oak hardwood flooring, and oversized windows that provide abundant natural light to the main floor. The welcoming foyer offers a spacious closet, built-in bench, and hooks for everyday convenience. The chef's dream kitchen boasts quartz countertops, dual silgranite sinks, tile backsplash, floating shelving, and a peninsula island with bar seating. The dining area connects to the rear living room that is centred around a natural gas fireplace. Glass sliding doors lead to the fully fenced backyard with a large deck, a BBQ gas line, and grassy area for children, pets, or outdoor activities. Engineered oak hardwood continues through the stairwell, upper hallway, and into the primary bedroom. The primary suite is the true retreat, featuring soaring vaulted ceilings, an enormous walk-in closet and sliding barn doors that lead to a private 5-pc ensuite featuring dual floating vanities with under-vanity lighting and quartz countertops, heated tile flooring, tile wainscoting, a freestanding soaker tub, and a fully tiled shower with glass enclosure and built-in bench. Two additional generously sized bedrooms feature plush carpet and closets with built-in storage. The main bathroom is complete with tiled flooring, oversized vanity with additional storage, pocket door separating the toilet area, and fully tiled tub/shower combination. The upper laundry room offers tiled flooring, quartz counter, cabinetry, and a washer/dryer combination. Downstairs, a 2-BEDROOM LEGAL SUITE has a separate side entrance, 9-ft ceilings, and vinyl plank...

Bedroom 10.92 Ft x 8.17 Ft
Bedroom 13.58 Ft x 11.25 Ft
Kitchen 11.83 Ft x 9.67 Ft
Recreational, Games room 16.17 Ft x 9.58 Ft
Den 6.17 Ft x 5.67 Ft
4pc Bathroom .00 Ft x .00 Ft
Dining room 11.83 Ft x 10.75 Ft
2pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 14.17 Ft x 11.92 Ft
Bedroom 10.92 Ft x 10.67 Ft
Bedroom 11.67 Ft x 10.75 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Living room 13.92 Ft x 12.00 Ft

Kitchen 15.67 Ft x 14.75 Ft

5pc Bathroom .00 Ft x .00 Ft