



2323 22 Avenue Calgary Alberta

\$1,100,000

Your opportunity to move into a great semi-detached home in the desirable inner-city community of Richmond Hill. Custom built in 2007 this unique 4-bedroom home offers several lifestyle opportunities. There are 4 bedrooms and 4.5 bathrooms, each bedroom has the privacy of its own bathroom. There is plenty of closet space with 3 of the bedrooms having walk-in closets. Spread out over 4 levels, there is plenty of space for quiet personal time. The main floor is designed as the gathering place where friends or family can gather for meals and conversation. Enjoy breakfast and snacks at the raised breakfast bar. The nook with adjacent fireplace is a great place for casual meals or table games. Entertain guests in the spacious dining room away from the kitchen. Catch some rays in the sunny south courtyard or fire up the BBQ for an outdoor evening meal. Examine the quality that has been built into this fine home. The exterior finishes feature stucco siding with stone trim, metal clad windows, wood exterior doors, exposed aggregate walks and stairs, wooden fence, paving stone patio and architectural asphalt shingles. The same great quality carries to the inside, with custom hardwood floors on the 3 above grade levels, smooth slate tile entrance, and upper-level bathrooms, liberal use of custom stone tile surrounds in bathrooms and backsplashes, granite counters throughout, knock down ceilings and 9' ceilings on the main and lower levels. Then there is a well-designed gourmet kitchen and the massive, curved staircase that extends to all 4 levels. The home is heated by a high efficiency Carrier furnace and high efficiency hot water tank that also supplies heat to the lower-level floor. A quiet location of tree lined streets, sufficient space to move around with ease, parks within walking distance, easy access to downtown in minutes and access to 17th Avenue, Crowchild Trail ...

Primary Bedroom 12.75 Ft x 18.17 Ft

Other 6.08 Ft x 8.00 Ft

Bedroom 13.92 Ft x 14.17 Ft

5pc Bathroom 8.58 Ft x 16.75 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft

Bedroom 12.58 Ft x 28.50 Ft

Bedroom 10.17 Ft x 15.50 Ft

Furnace 7.75 Ft x 15.08 Ft

4pc Bathroom 7.75 Ft x 4.83 Ft

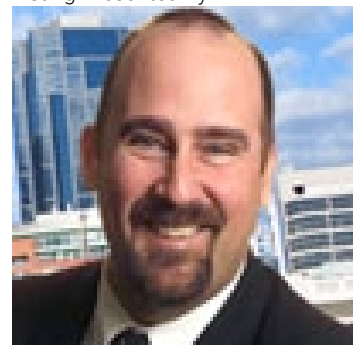
Living room 10.58 Ft x 21.17 Ft

Dining room 13.83 Ft x 13.00 Ft

Kitchen 7.92 Ft x 13.83 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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

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

Other 12.92 Ft x 5.42 Ft

4pc Bathroom 5.33 Ft x 11.58 Ft

Living room 18.25 Ft x 29.50 Ft

Breakfast 7.92 Ft x 11.17 Ft

2pc Bathroom 6.75 Ft x 5.08 Ft