



## 2343 22 Avenue Calgary Alberta

\$899,900

Welcome to this stunning and meticulously designed home, offering almost 2,400 sq ft of developed living space and showcasing a blend of luxury, comfort, and thoughtful details. Step into the heart of the home—a bright, sun-filled kitchen and dining area that boasts large windows, inviting an abundance of natural light. The gourmet kitchen is a chef's dream, featuring a premium 36" range and high-end Fisher & Paykel appliances, perfect for both casual cooking and culinary masterpieces. Rich hardwood floors run throughout the main living areas, adding warmth and a sense of timeless elegance. The home features 10ft ceilings throughout, even in the fully finished basement, enhancing the spacious feel of every room. The basement is not only expansive but also features in-floor heating, providing a cozy retreat during Calgary's colder months. The luxurious ensuite bathroom also benefits from in-floor heating, creating a spa-like experience every day. For added convenience, the home includes a heated double detached garage with plenty of storage space, making organization and access to your belongings a breeze, especially during the winter. Outdoors, enjoy the south facing exposed aggregate patio, an inviting space perfect for entertaining, barbecuing, or simply relaxing in your private backyard. Whether you're hosting guests or enjoying a peaceful morning coffee, this patio area is a delightful extension of your living space. This property is ideally located just a 2-minute walk from a nearby park and green space, offering tranquil surroundings and a perfect spot for outdoor activities. Dog owners will appreciate the proximity to an off-leash dog park, making this home equally appealing to pet lovers. For those who enjoy urban conveniences, you'll love the easy walking distance to both 17th Avenue and Marda Loop, two vibrant Calgary hotspots known for their excellent d...

4pc Bathroom 5.50 Ft x 8.00 Ft

5pc Bathroom 8.75 Ft x 16.42 Ft

Bedroom 9.33 Ft x 13.42 Ft

Bedroom 11.75 Ft x 13.42 Ft

Laundry room 5.92 Ft x 7.58 Ft

Primary Bedroom 12.92 Ft x 23.83 Ft

Other 4.42 Ft x 6.33 Ft

Bedroom 3.67 Ft x 10.42 Ft

Recreational, Games room 14.58 Ft x 20.92 Ft

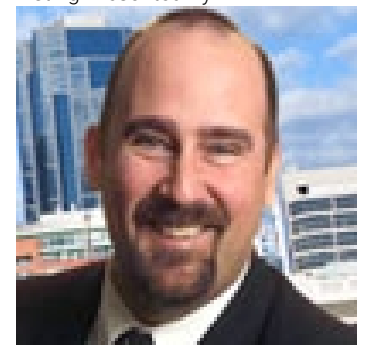
Furnace 9.92 Ft x 8.08 Ft

2pc Bathroom 4.92 Ft x 4.75 Ft

Dining room 14.33 Ft x 9.08 Ft

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Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

**RE/MAX Realty Professionals**

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Other 7.42 Ft x 7.83 Ft

3pc Bathroom 9.92 Ft x 5.08 Ft

Kitchen 14.33 Ft x 14.17 Ft

Living room 15.08 Ft x 15.08 Ft