

2415 22 Avenue Calgary Alberta

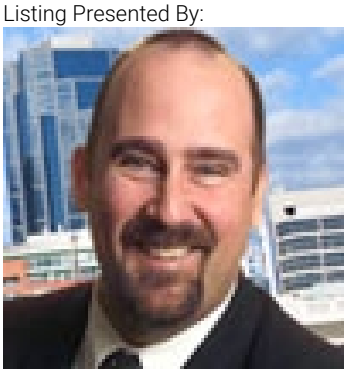
$759,900

OVER $43,000 OF ANNUAL GROSS RENTAL INCOME, SOPHISTICATED INNER-CITY LIVING IN THE HEART OF RICHMOND! Welcome to this stunning contemporary bungalow where elevated design, luxurious finishes, and effortless functionality come together in one exceptional home. From the moment you step inside, a grand foyer sets the tone, opening into a bright and beautifully curated living and dining space featuring soaring natural light, expansive windows, and a striking electric fireplace that creates an inviting focal point. At the heart of the home is a sophisticated chef-inspired kitchen, showcasing sleek quartz countertops, a gas range, built-in microwave, and modern cabinetry designed for both everyday living and entertaining. The seamless connection between the kitchen and outdoor living space makes hosting effortless. Step outside to the private, landscaped backyard and oversized patio--an ideal setting for summer entertaining, BBQs, or quiet morning coffee. The main level offers a spacious secondary bedroom with a custom-built closet and an elegant 4-piece bathroom. The impressive primary retreat is designed as a true sanctuary, complete with custom-built closets and a spa-inspired ensuite featuring a luxurious freestanding tub, glass-enclosed walk-in shower, and custom vanity. Downstairs, the fully finished basement takes entertaining to the next level. A massive recreation room provides endless possibilities for movie nights, game days, or gatherings with friends and family. The custom wet bar is exceptionally appointed with a large island, bar refrigerator, and dishwasher, creating the perfect entertaining hub. Two additional bedrooms, a dedicated laundry room, and abundant storage complete this thoughtfully designed lower level. Outside, the landscaped lot is complemented by a welcoming front porch and a heated detached garage, ensuring comfort and convenience through ...

3pc Bathroom 7.00 Ft x 7.83 Ft
Bedroom 10.75 Ft x 10.58 Ft
Bedroom 10.67 Ft x 10.92 Ft
Kitchen 10.75 Ft x 10.08 Ft
Recreational, Games room 14.75 Ft x 18.83 Ft
Furnace 7.83 Ft x 8.17 Ft

4pc Bathroom 11.58 Ft x 5.83 Ft
Bedroom 9.83 Ft x 13.25 Ft
Dining room 5.33 Ft x 8.00 Ft
Kitchen 12.58 Ft x 9.92 Ft
Living room 10.83 Ft x 17.75 Ft
Primary Bedroom 11.67 Ft x 13.08 Ft

Listing Presented By:



Originally Listed by:
REMAX Innovations

RE/MAX Realty Professionals

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

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

3pc Bathroom 7.83 Ft x 6.08 Ft