



2117 22 Avenue SW
Calgary, Alberta

MLS # A2304601



\$1,199,900

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,747 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Last unit remaining. This beautifully designed residence offers over 2,400 sq ft of thoughtfully curated living space, complete with a sunny south-facing backyard that fills the home with natural light, blending refined finishes with a functional layout. A grand foyer welcomes you into the main level, featuring soaring 11-foot ceilings and rich hardwood flooring throughout, while the formal dining area is enhanced by custom wainscoting and large windows that flood the space with natural light. The designer kitchen is a true centerpiece, showcasing a curved island with Taj Mahal quartz, premium built-in Fisher & Paykel appliances, white oak shaker cabinetry, gold and black fixtures, a curved plaster chimney hood, black granite sink, and under-cabinet lighting. The spacious great room is anchored by a custom tiered gas fireplace finished in quartz slab, complemented by built-in shelving and cabinetry, while a functional mudroom with built-ins and bench seating, along with a stylish powder room wrapped in designer wallpaper, complete the main level. Upstairs, 9-foot ceilings and hardwood floors continue through the hallways, leading to a stunning primary retreat with high ceilings, floor-to-ceiling windows, detailed wainscoting, and a luxurious 5-piece ensuite featuring in-floor heating and a steam shower rough-in, along with two additional bedrooms, one offering private access to a 3-piece bath, and a convenient upper laundry room. The fully finished basement adds versatility with a large recreation area, an additional bedroom, and a 3-piece bathroom. Ideally located close to downtown, parks, and Marda Loop, this is the final opportunity to own in this sought-after development. Contact today to book your private showing.