



GRASSROOTS

REALTY GROUP

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**2712 22 Street SW
Calgary, Alberta**

MLS # A2306771



\$1,099,900

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,902 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Preserved Wood	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: Pot filler, hot tub, playhouse, built-in BBQ & side burner, TV mount in bedroom.

OPEN HOUSE SATURDAY, MAY 2 FROM 1-3 PM & SUNDAY, MAY 3 FROM 1-4 PM!! Beautifully updated and positioned on a rare, extra wide 63'x75' lot, this 3+1 bedroom home offers over 2,600 sq ft of thoughtfully refreshed living space. The main level features refinished hardwood floors that lead through a bright living room anchored by a newly tiled wood burning fireplace, and into a spacious dining area with a stylish light fixture and ample room for hosting family and friends. The kitchen has been tastefully renewed with quartz countertops, subway tile backsplash, a cozy eating bar, and new stainless steel appliances—including a Viking gas stove with pot filler. A casual dining area overlooking the backyard provides the perfect spot for everyday meals. A 2 piece powder room completes the main level. The second level hosts three comfortable bedrooms and a beautifully redesigned 4 piece main bath featuring custom storage, a new vanity with quartz countertop, and updated tilework. The spacious primary bedroom impresses with a walk in closet and a fully remodelled 4 piece ensuite offering new quartz counters, custom cabinetry, refined tilework, and a makeup vanity with illuminated mirror and storage drawer. A private den/office is located above the garage, creating an ideal work from home setup. The basement has also been refreshed with new drywall, baseboards, and paint. A generous family/recreation room provides the perfect setting for movie nights or games, while the fourth bedroom and 3 piece bath offer excellent space for guests or teens. The beautifully refurbished laundry room elevates everyday tasks with an efficient, well designed layout. Additional upgrades include new tile at the front and back entries, all new LED lighting, an upgraded furnace, central air conditioning, water softener, tankless on demand hot water

system, replacement of the main water shut off to the city line, and installation of weeping tile with an interior sump pump. Exterior enhancements feature mostly new windows, new front and back doors, French doors to the patio, new roof, leaf filter installation, new stonework around the patio, trees, and front entrance, plus refreshed gravel throughout the yard. The stucco has been sanded, resealed, and repainted for a clean, updated finish. A true backyard oasis awaits, complete with a relaxing hot tub, beautiful perennial garden and an impressive outdoor kitchen equipped with a sink, quartz countertops, Napoleon grill/BBQ, natural gas side burner, and fireplace—creating an exceptional space for outdoor entertaining. The double attached garage has had new concrete poured, drywall installed & has a new garage door opener. This prime location is unbeatable—directly across from Richmond Elementary School and the community centre, and close to shopping, public transit, and effortless access to 26th Avenue and Crowchild Trail.