



GRASSROOTS
REALTY GROUP

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2320 22 Avenue SW
Calgary, Alberta

MLS # A2344780



\$1,195,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,800 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Basement Refrigerator, Basement Electric Stove, Basement Microwave Hood Fan, Basement Dishwasher

****OPEN HOUSE THIS WEEKEND: SATURDAY, OCTOBER 3, 1 PM - 4 PM**** ***BRAND-NEW SEMI-DETACHED HOME IN RICHMOND W/ A 2-BED LEGAL BASEMENT SUITE, MINUTES FROM MARDIA LOOP!** Welcome to your urban sanctuary! This brand-new semi-detached home boasts elevated finishes, and flexible living space in one of Calgary's most sought-after inner-city communities. The home opens to 10-ft ceilings, engineered oak hardwood flooring, and oversized windows that provide abundant natural light to the main floor. The welcoming foyer offers a spacious closet, built-in bench, and hooks for everyday convenience. The chef's dream kitchen boasts quartz countertops, dual silgranite sinks, tile backsplash, floating shelving, and a peninsula island with bar seating. The dining area connects to the rear living room that is centred around a natural gas fireplace. Glass sliding doors lead to the fully fenced backyard with a large deck, a BBQ gas line, and grassy area for children, pets, or outdoor activities. Engineered oak hardwood continues through the stairwell, upper hallway, and into the primary bedroom. The primary suite is the true retreat, featuring soaring vaulted ceilings, an enormous walk-in closet and sliding barn doors that lead to a private 5-pc ensuite featuring dual floating vanities with under-vanity lighting and quartz countertops, heated tile flooring, tile wainscoting, a freestanding soaker tub, and a fully tiled shower with glass enclosure and built-in bench. Two additional generously sized bedrooms feature plush carpet and closets with built-in storage. The main bathroom is complete with tiled flooring, oversized vanity with additional storage, pocket door separating the toilet area, and fully tiled tub/shower combination. The upper laundry room offers tiled flooring, quartz counter, cabinetry, and a washer/dryer

combination. Downstairs, a 2-BEDROOM LEGAL SUITE has a separate side entrance, 9-ft ceilings, and vinyl plank flooring with in-floor heating throughout. The kitchen features quartz countertops, dual stainless-steel sinks, tile backsplash, floating shelves, and an island with bar seating. The large living room comes with a separate nook suitable for a home office or study area. Both bedrooms are generously sized, with one offering potential to convert to storage for the upper unit if desired. A full bathroom features an extended vanity with additional storage and fully tiled tub/shower combination with on-demand hot water. The mechanical room includes a rough-in for a future door, allowing potential exclusive access from the upper unit while maintaining the legal suite configuration. Located in Richmond, this home is close to Marda Loop and 17th Avenue for restaurants, cafés, shopping, and services. Richmond School and Mount Royal School are nearby, along with parks, playgrounds, and green spaces. Quick access to downtown and Crowchild Trail makes commuting throughout Calgary convenient. *VISIT MULTIMEDIA LINKS FOR FULL DETAILS INCLUDING FLOORPLANS AND A VIRTUAL TOUR!*