

2220 22 Avenue SW  
Calgary, Alberta

MLS # A2157527



## \$1,499,900

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	2,441 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Private		

<b>Heating:</b>	In Floor Roughed-In, Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Wet Bar		

**Inclusions:** n/a

Stunning executive inner-city 3-storey fully landscaped New York Brownstone in Richmond, situated on a quiet treed street with green space in front. With over 3200 sqft of living space, this 4 bed/4.5 bath home features high-end finishes throughout including white oak cabinetry with soft close doors, Jenn-Air appliances, engineered hardwood, high ceilings, custom cabinetry, ceiling speakers throughout, elegant lighting fixtures, recessed lighting, under cabinet lighting, white oak railing, and over-sized windows. The main floor features an open-living concept with a spacious foyer, leading to the dining room with a custom built-in hutch, a spacious white oak kitchen with Jenn-Air built-in appliances including a gas range, built-in refrigerator and freezer, 10ft island, and a built-in breakfast bar with Jenn-Air bar fridge. The airy living room consists of a venetian plastered stone gas fireplace, shelving and provides an indoor-outdoor living concept with bi-parting patio doors leading to the deck. The mudroom has built-in closets and a bench. The beautifully designed powder room finishes off the main floor. The second floor provides a conveniently located laundry room with washer/dryer and sink, a master bedroom with its own 5-pce ensuite consisting of dual vanities, a freestanding soaker tub, custom shower and a custom walk-in closet. Another spacious bedroom is located on the second floor with its own 3-pce ensuite with a walk-in closet. The third level is the absolute master retreat! Walk right up to the bonus room with another wet bar with Jenn-Air bar fridge before entering the primary master oasis bedroom with a venetian plastered log gas fireplace, his and her custom walk-in closets and a 5-pce master ensuite with heated floors, free standing soaker tub and custom steam shower! The third level is finished with a dura-deck balcony in the master bedroom with no

neighbours in front and plenty of parking! The basement consists of another living room/rec room with a custom built tv unit, a bar with bar fridge, a full 3-pce bathroom with custom shower, and a bedroom. The home is roughed in with a central vac, security system, and CCTV cameras.