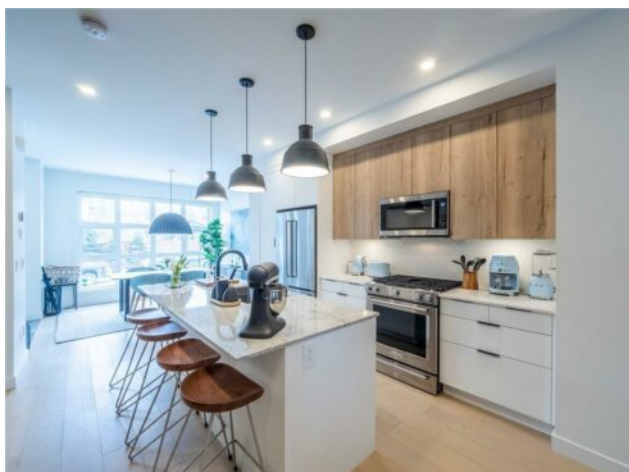


2909 22 Street SW  
Calgary, Alberta

MLS # A2163564



## \$799,900

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 472
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** shed on deck

Marda Loop 28. A unique modern take on a classic design. One of the most iconic 4 townhome design by RNDQR. Just like new and immaculately maintained. Fully developed on all three floors featuring almost 2500 square feet of meticulously crafted space. Three bedrooms, three and a half bathrooms plus a third floor Bonus Room with lovely east views over the treetops. The main floor design is bright and spacious with spacious separate living and dining room spaces. A Central kitchen with huge island, stainless steel appliance package, quartz counters and an abundance of cabinetry. Sliding doors open up to a cozy west deck for evening bbq's or just an evening cocktail. The second floor features two generous sized bedrooms. The master with a huge walk-in closet and full ensuite, with a dual person shower adorned with European tiles and fixtures. An additional second bedroom with an ensuite full bath with tub This level also conveniently encompasses your laundry area. The third level features a huge bonus room with vaulted ceilings, and a large private roof-top patio. A perfect place to spend the evenings under stars, or enjoy the sunrise. The Lower level features a spacious plan with high ceilings, large Bedroom, full bath and a great room with a gym area, ready with custom flooring for your equipment. This unit is highly upgraded with European quality finishings, including hardwood flooring on all three above grade levels, smart home automation, featuring cameras, automated locks, automated high end custom window coverings, security screens, central a/c and soft water system. An Original owner occupied home, with pride of ownership truly visible. Truly looks and feels like a new home. A fantastic location just steps to the park, marda loop, richmond green, and all the best inner city amenities