



2117 22 Avenue SW  
Calgary, Alberta

MLS # A2288740



**\$1,199,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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. Exclusive pre-sale opportunity in the highly sought-after community of Richmond. This stunning residence, designed by JTA Designs, offers over 2,500 square feet of thoughtfully planned living space. Upon entry, a grand foyer welcomes you into the main level, featuring soaring 11-foot ceilings and elegant hardwood floors throughout. The formal dining area, accented with custom wainscoting, is filled with natural light from expansive windows. The designer kitchen boasts a striking curved island with a Taj Mahal countertop, premium appliances, gold and black fixtures, white oak shaker cabinetry, a plaster chimney hood, a black granite sink, and under-cabinet lighting. The spacious great room is anchored by a custom tiered gas fireplace finished with fluted tile, built-in shelving, and cabinetry. A separate mudroom with built-ins and a bench provides ample storage. Upstairs, nine-foot ceilings and hardwood floors continue through the hallways, leading to a beautiful primary suite with wainscoting and a luxurious five-piece ensuite complete with heated floors and a steam shower rough-in. Two additional bedrooms, one with private access to a three-piece bath, and a convenient laundry room complete the upper level. The fully finished basement includes a large recreation area, an additional bedroom, and a three-piece bathroom. Last unit remaining. Contact us today to schedule your private tour.