



**2013 22 Avenue SW
Calgary, Alberta**

MLS # A2296852



\$1,250,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,309 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Covered, Enclosed, Garage Door Opener, G		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Pr		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: In-Ceiling Speakers, Hot Tub and Accessories, Garage Cabinetry/Shelving, Natural Gas Garage Heater

WOW! This one-of-a-kind raised bungalow is ideally situated on a quiet cul-de-sac in desirable Richmond, inner-city Calgary, on a generous 50 x 110 ft lot with south-facing backyard and quadruple heated garage! Offering over 2,400 sq. ft. of fully developed living space, this luxurious home features 2 bedrooms, 2 bathrooms, and a stylish basement bachelor/studio (illegal) suite with separate entry! Extensively renovated down to the studs (2011–2014), this residence blends modern efficiency with upscale finishings, including: oversized Low-E argon vinyl windows and doors, concrete board siding (with R24 upgraded exterior wall insulation), high efficiency furnace, central air conditioning, instant water on demand system, 200AMP electrical service, 30-year shingles, R60 attic insulation, central vacuum system, natural gas fireplace, quartz countertops throughout, top-of-the-line stainless steel appliances, steam shower, refinished oak hardwood floors, an in-ceiling speaker system, dimmable lighting, Hunter Douglas window treatment package, and thoughtful custom storage solutions throughout! Outside, enjoy a private south-facing backyard with a two-tier cedar deck, two natural gas hookups, and an exposed aggregate patio with hot tub. Completing the property is an exceptional natural gas heated 4-car garage with high ceilings (”) and door (”), extensive storage (including attic storage), on a reinforced concrete base — ideal for car enthusiasts or hobbyists. Minutes to major roadways, and all amenities that inner-city Calgary has to offer - walking distance to trendy Marda Loop (10 minutes) and the downtown core (30 minutes)! Don’t miss out on this rare opportunity. Call today to book your showing.