



**2323 22 Avenue SW
Calgary, Alberta**

MLS # A2137883



\$1,799,999

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 and Half Storey, Side by Side		
Size:	2,270 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Treed, Views		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Brick/Mortar	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fully Furnished

Luxurious Custom-Built Half Duplex in Prime Calgary Location ****Location, Location, Location!**** Nestled at the top of the famous Red Mile in the heart of Calgary, this stunning 2,270-square-foot half duplex is a dream come true. Ideal for professionals working from home, investors, or growing families, this home offers unparalleled convenience and luxury. It's close to major roads, public transportation, beautiful Calgary parks, walking trails along The Bow River, and vibrant shopping districts. ****Elegant Features and Finishes**** This luxurious custom build is designed to impress. Enjoy the comfort of in-floor radiant heating in all tiled areas and throughout the basement's polished concrete floors. The bathrooms and wet areas are finished with exquisite slate stone and granite. A stunning spiral staircase connects the basement to the loft, creating an open space that allows views from the top of the home all the way down to the basement. ****Spacious and Inviting Living Areas**** The lofted bedroom with a gas fireplace offers a modern sleeping area that maximizes living space. The master bedroom is a true retreat with his and hers vanities, a standalone glass steam shower, a soaker tub, a gas fireplace, and soaring 12-foot ceilings. The third upstairs bedroom features its own private balcony and walk-in closet. Each bedroom has a private ensuite, and laundry is conveniently located on the second floor. ****Entertainment and Comfort**** The home boasts an additional 684 square feet of finished basement living space, perfect for two separate entertaining areas. The main floor living room is made cozy with a bay window and gas fireplace. The gourmet kitchen is a chef's dream, featuring high-end appliances, custom honey Maple cabinetry, granite countertops, a breakfast bar, and a built-in refrigerator. Enjoy meals with family and friends in the formal

dining room. Built-in cabinetry offers additional storage on the main floor next to the powder room. ****Outdoor and Additional Amenities****
Step outside to a professionally done patio space with pavers, providing easy access from the house to a spacious two-car garage.
****Ready to Move In**** This move-in-ready home offers 4 bedrooms, 4 full bathrooms, and is located in the desirable Western School District. Currently set up as a turnkey Airbnb, this one-of-a-kind custom build is ready to welcome its new owners. Call today to book a tour and make this stunning custom home yours!