

**2220 22 Avenue SW
Calgary, Alberta**

MLS # A2157527



\$1,499,900

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

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	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.