

# \$865,000 - 2415 22 Avenue Sw, Calgary

MLS® #A2193730

**\$865,000**

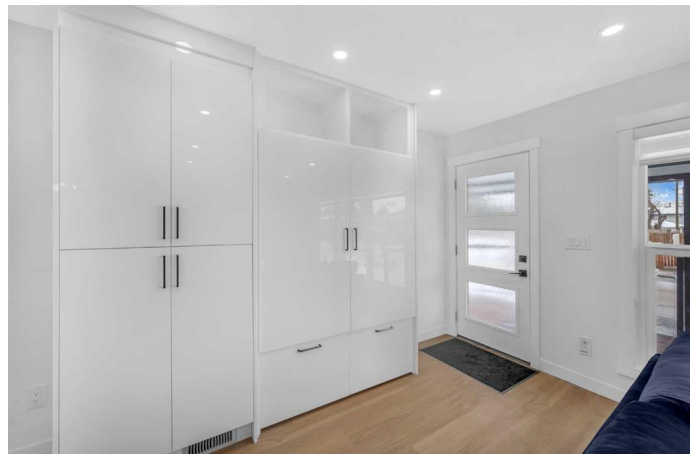
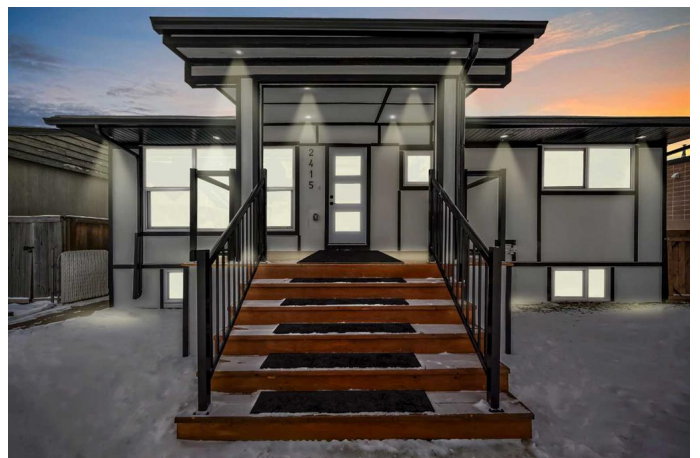
4 Bedroom, 3.00 Bathroom, 937 sqft  
Residential on 0.10 Acres

Richmond, Calgary, Alberta

Tucked away in the sought-after community of Richmond, this thoughtfully designed bungalow is the perfect blend of modern style and everyday comfort. From the moment you walk in, youâ€™re welcomed by a spacious foyer that opens into a bright and airy living and dining areaâ€”ideal for everything from cozy nights in to hosting friends and family. An electric fireplace adds warmth and character to the living room, while big windows flood the space with natural light.

The kitchen is equal parts stylish and functional, featuring sleek quartz countertops, a gas range, built-in microwave, and fridge. Whether youâ€™re whipping up a quick breakfast or preparing a gourmet meal, this space is designed to make cooking effortless. Just off the kitchen, step outside to your private backyardâ€”complete with a large patio thatâ€™s perfect for summer BBQs, morning coffee, or just kicking back and enjoying the fresh air. The spacious yard has plenty of room for kids to play, gardening, or letting pets roam.

The main floor also has a generous secondary bedroom with a custom-built closet and a well-appointed 4-piece bathroom. At the end of the day, retreat to the primary suiteâ€”your own private getaway. Designed with relaxation in mind, it features custom-built closets and a spa-inspired ensuite with a freestanding tub, glass walk-in shower, and a sleek custom



vanity.

Head downstairs, and you'll find even more space to spread out. The fully finished basement is made for entertaining, with a huge rec room that's perfect for movie nights or game days. A built-in wet bar complete with a dishwasher, bar fridge, and a large island makes hosting a breeze. Two additional bedrooms, a laundry room, and plenty of storage round out this level, ensuring the home is as practical as it is beautiful.

And don't forget the heated detached garage no more freezing mornings in the winter! Plus, it comes with a rough-in for an EV charger, so you're set up for the future.

Sitting on a landscaped lot with a welcoming front porch, this home is as charming outside as it is inside. Richmond is a fantastic community known for its tree-lined streets, friendly neighbors, and easy access to downtown Calgary. With top-rated schools, parks, shopping, dining, and transit nearby, it's the perfect balance of peaceful suburban living and city convenience.

Built in 1950

### Essential Information

MLS® #	A2193730
Price	\$865,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	937
Acres	0.10
Year Built	1950
Type	Residential
Sub-Type	Detached

Style Bungalow  
Status Active

### Community Information

Address 2415 22 Avenue Sw  
Subdivision Richmond  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2T 0T1

### Amenities

Parking Spaces 3  
Parking Heated Garage, Triple Garage Detached  
# of Garages 3

### Interior

Interior Features Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Wet Bar  
Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Great Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Low Maintenance Landscape, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame, Cement Fiber Board  
Foundation Poured Concrete

### Additional Information

Date Listed February 14th, 2025  
Days on Market 54

Zoning

R-CG

## **Listing Details**

Listing Office

RE/MAX House of Real Estate

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