

780-978-0157
jenniferstudent@me.com

2415 22 Avenue SW
Calgary, Alberta

MLS # A2193730



\$899,900

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	937 sq.ft.	Age:	1950 (75 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Wet Bar		
Inclusions:	N/A		

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, you're welcomed by a spacious foyer that opens into a bright and airy living and dining area—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 you'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 backyard—complete with a large patio that'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 suite—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.