# 2314 22 Avenue SW

Calgary | Active | MLS® A2352197

**$1,195,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **4** | **2026** | **1,802.35 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX House of Real Estate

# A closer look

*OH: NOV 19 & NOV 22, 2 PM - 5 PM* BRAND-NEW SEMI-DETACHED HOME IN RICHMOND W/ A 2-BED LEGAL BASEMENT SUITE, MINUTES FROM MARDA LOOP! This home features elevated finishes with 10-ft ceilings, engineered oak hardwood flooring, and oversized windows throughout the main floor. The kitchen was built for entertaining with an oversized island with bar seating, quartz countertops and opens directly to the dining area and living room. Sliding glass doors lead to the fully fenced backyard with a large deck and a grassy area. Engineered oak hardwood continues through the stairwell, upper hallway, and into the primary bedroom. The vaulted primary suite features a large walk-in closet and a 5-pc ensuite with dual quartz vanities, heated tile flooring, a freestanding soaker tub, and a fully tiled glass shower. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete the upper level. The 2-BED LEGAL BASEMENT SUITE offers a separate entrance, 9-ft ceilings, in-floor heating, vinyl plank flooring, a full kitchen, a spacious living area, and a full bathroom. There’s even a roughed-in entrance to the second bedroom which can be converted into an additional room for the upper suite. Located in Richmond, this home is close to Marda Loop and 17th Avenue for restaurants, cafés, shopping, and services. Richmond School and Mount Royal School are nearby, along with parks, playgrounds, and green spaces. Quick access to downtown and Crowchild Trail makes commuting throughout Calgary convenient. *VISIT MULTIMEDIA LINKS FOR FULL DETAILS INCLUDING FLOORPLANS AND A VIRTUAL TOUR!*

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2352197 |
| **Bedrooms** | 5 |
| **Bathrooms** | 4 |
| **Year Built** | 2026 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 1 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Side by Side |

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|---|---|
| **Total Living Area:** | 1,802.35 sq. ft. |
| **Main Level Finished Area:** | 831.38 sq. ft. |
| **Upper Level Finished Area:** | 970.97 sq. ft. |
| **Below Grade Finished Area:** | 923.99 sq. ft. |
| **Lot Area:** | 2,744 sq. ft. |
| **Lot Frontage:** | 25' |
| **Front Exposure:** | South |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2026 (Age: 0) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 5140AG |
| **Heating:** | In Floor, Forced Air |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | Yes |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |

| | |
|---|---|
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Upper Level |
| **City Quadrant:** | Southwest |
| **Community:** | Richmond |
| **Appliances:** | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| **Inclusions:** | Lower Unit: Fridge, Electric Stove, Microwave Hood Fan, Dishwasher |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 12' × 11'2" · |
| **Main Floor** | Kitchen · 15'7" × 14'4" · |
| **Main Floor** | Dining Room · 11'2" × 10'5" · |
| **Upper Level** | Bedroom - Primary · 14'2" × 11'11" · |
| **Upper Level** | Bedroom · 10'11" × 10'9" · |
| **Upper Level** | Bedroom · 11'8" × 10'8" · |
| **Basement** | Bedroom · 13' × 8'1" · |
| **Basement** | Bedroom · 13'7" × 11'3" · |
| **Basement** | Kitchen · 12' × 9'8" · |
| **Basement** | Game Room · 18'11" × 16' · |

| | |
|---|---|
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Breakfast Bar, Built-in Features, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| **Exterior Features:** | BBQ gas line |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Yard, Front Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | R-C2 |
| **Listed Date:** | Oct 14, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2314-22-avenue-sw-calgary-a2352197/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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