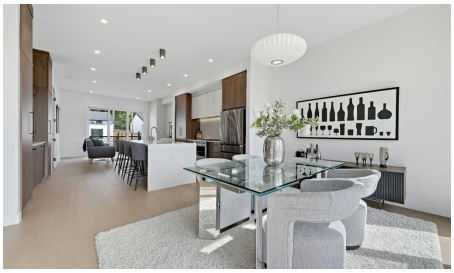
# 2320 22 Avenue SW

Calgary | Active | MLS® A2344780

**$1,195,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **4** | **2025** | **1,799.53 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! Welcome to your urban sanctuary! This brand-new semi-detached home boasts elevated finishes, and flexible living space in one of Calgary's most sought-after inner-city communities. The home opens to 10-ft ceilings, engineered oak hardwood flooring, and oversized windows that provide abundant natural light to the main floor. The welcoming foyer offers a spacious closet, built-in bench, and hooks for everyday convenience. The chef's dream kitchen boasts quartz countertops, dual silgranite sinks, tile backsplash, floating shelving, and a peninsula island with bar seating. The dining area connects to the rear living room that is centred around a natural gas fireplace. Glass sliding doors lead to the fully fenced backyard with a large deck, a BBQ gas line, and grassy area for children, pets, or outdoor activities. Engineered oak hardwood continues through the stairwell, upper hallway, and into the primary bedroom. The primary suite is the true retreat, featuring soaring vaulted ceilings, an enormous walk-in closet and sliding barn doors that lead to a private 5-pc ensuite featuring dual floating vanities with under-vanity lighting and quartz countertops, heated tile flooring, tile wainscoting, a freestanding soaker tub, and a fully tiled shower with glass enclosure and built-in bench. Two additional generously sized bedrooms feature plush carpet and closets with built-in storage. The main bathroom is complete with tiled flooring, oversized vanity with additional storage, pocket door separating the toilet area, and fully tiled tub/shower combination. The upper laundry room offers tiled flooring, quartz counter, cabinetry, and a washer/dryer combination. Downstairs, a 2-BEDROOM LEGAL SUITE has a separate side entrance, 9-ft ceilings, and vinyl plank flooring with in-floor heating throughout. The kitchen features quartz countertops, dual stainless-steel sinks, tile backsplash, floating shelves, and an island with bar seating. The large living room comes with a separate nook suitable for a home office or study area. Both bedrooms are generously sized, with one offering potential to convert to storage for the upper unit if desired. A full bathroom features an extended vanity with additional storage and fully tiled tub/shower combination with on-demand hot water. The mechanical room includes a rough-in for a future door, allowing potential exclusive access from the upper unit while maintaining the legal suite configuration. 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** | A2344780 |
| **Bedrooms** | 5 |
| **Bathrooms** | 4 |
| **Year Built** | 2025 |
| **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 |
| **Total Living Area:** | 1,799.53 sq. ft. |
| **Main Level Finished Area:** | 830.28 sq. ft. |
| **Upper Level Finished Area:** | 969.25 sq. ft. |
| **Below Grade Finished Area:** | 923.26 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:** | 2025 (Age: 1) |
| **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 |

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|---|---|
| **Heating:** | In Floor, Forced Air |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | Yes |
| **Construction Material:** | Metal Siding, Stucco, Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, 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:** | Basement Refrigerator, Basement Electric Stove, Basement Microwave Hood Fan, Basement Dishwasher |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 13'11" × 12' · |
| **Main Floor** | Kitchen · 15'8" × 14'9" · |

| | |
|---|---|
| **Main Floor** | Dining Room · 11'10" × 10'9" · |
| **Upper Level** | Bedroom - Primary · 14'2" × 11'11" · |
| **Upper Level** | Bedroom · 10'11" × 10'8" · |
| **Upper Level** | Bedroom · 11'8" × 10'9" · |
| **Basement** | Bedroom · 10'11" × 8'2" · |
| **Basement** | Bedroom · 13'7" × 11'3" · |
| **Basement** | Kitchen · 11'10" × 9'8" · |
| **Basement** | Game Room · 16'2" × 9'7" · |
| **Basement** | Den · 6'2" × 5'8" · |
| **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:** | Sep 11, 2026 |

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

https://www.maltiwana.ca/properties/2320-22-avenue-sw-calgary-a2344780/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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