2341 22 Avenue SW

Calgary | Active | MLS® A2353341

$899,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2015**	**1,800.86 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to your new inner-city lifestyle. With over 2,500 square feet of developed living space, four bedrooms and three and a half bathrooms, this Richmond home pairs a distinctive layout with thoughtfully curated finishes. Room to entertain and room to unwind offer a fresh take on modern infill living. Upon entering, a spacious raised living room welcomes you with large front windows and a fireplace that anchors the space. A few steps away, the kitchen and dining area open to the sunny, south-facing backyard, setting the stage for easy gatherings. Explore your culinary side in the modern kitchen, where a generous quartz island sits against dark wood-grain lower cabinetry and contrasting white uppers. A six-burner Fisher & Paykel gas range makes cooking a pleasure, while the dining area has room to bring family and friends together. Easy backyard access extends entertaining outdoors, and a powder room completes the main floor. Upstairs, three well-appointed bedrooms include a primary suite with a five-piece ensuite featuring a freestanding soaker tub, double vanity and glass shower. Two additional bedrooms share a four-piece bathroom, with a conveniently located laundry room completing the upper level. The lower level invites relaxed evenings with a large family room, wet bar with beverage fridge, fourth bedroom and three-piece bathroom. Make the most of Calgary's sunshine in the south-facing backyard, complete with low-maintenance turf, a concrete patio and a detached double garage. Central air conditioning and custom window treatments bring comfort and a polished finish throughout. Close to the shops, cafés and restaurants of Marda Loop, 17th Avenue and Killarney, with easy access to downtown and main arteries, this home brings contemporary style to an established inner-city neighbourhood. With its raised living room and inviting gathering spaces, the layout offers a welcome departure from the traditional infill.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353341
Bedrooms	4
Bathrooms	4
Year Built	2015
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,800.86 sq. ft.
Main Level Finished Area:	832.72 sq. ft.
Upper Level Finished Area:	968.14 sq. ft.
Below Grade Finished Area:	718.87 sq. ft.
Lot Area:	2,755 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2015 (Age: 11)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1411402
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Composite Siding, Stucco, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Richmond
Appliances:	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 14'4" × 14'3" ·
Main Floor	Dining Room · 14'4" × 9' ·
Main Floor	Living Room · 15' × 14' ·
Main Floor	Foyer · 7' × 6' ·
Upper Level	Laundry · 7'6" × 6' ·
Upper Level	Bedroom - Primary · 16'7" × 11'7" ·
Upper Level	Bedroom · 11' × 9'3" ·
Upper Level	Bedroom · 11'8" × 9'7" ·

Basement	Family Room · 18' × 14'5" ·
Basement	Other · 6'6" × 4'6" ·
Basement	Furnace/Utility Room · 9'10" × 6'8" ·
Basement	Storage · 10'2" × 4'9" ·
Basement	Bedroom · 13'8" × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Treed, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2341-22-avenue-sw-calgary-a2353341/

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