\$1,249,900 - 2115 22 Avenue Sw, Calgary

MLS® #A2269570

\$1,249,900

4 Bedroom, 4.00 Bathroom, 1,750 sqft Residential on 0.06 Acres

Richmond, Calgary, Alberta

Exclusive pre-sale opportunity in the highly sought-after community of Richmond. This stunning residence, designed by JTA Designs, offers over 2,400 square feet of thoughtfully planned living space. Upon entry, a grand foyer welcomes you into the main level, featuring soaring 11-foot ceilings and elegant hardwood floors throughout. The formal dining area, accented with custom wainscoting, is filled with natural light from expansive windows. The designer kitchen boasts a striking 14-foot fluted curved island with a Taj Mahal countertop, premium appliances, gold and black fixtures, white oak shaker cabinetry, a plaster chimney hood, a black granite sink, and under-cabinet lighting. The spacious great room is anchored by a custom tiered gas fireplace finished with fluted tile, built-in shelving, and cabinetry. A separate mudroom with built-ins and a bench provides ample storage. Upstairs, nine-foot ceilings and hardwood floors continue through the hallways, leading to a beautiful primary suite with vaulted ceilings, wainscoting, and a luxurious five-piece ensuite complete with heated floors and a steam shower rough-in. Two additional bedrooms, one with private access to a three-piece bath, and a convenient laundry room complete the upper level. The fully finished basement includes a large recreation area, an additional bedroom, and a three-piece bathroom. Both units are available. Contact us today to schedule your private tour.







Essential Information

MLS® # A2269570 Price \$1,249,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,750
Acres 0.06
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 2115 22 Avenue Sw

Subdivision Richmond
City Calgary
County Calgary
Province Alberta
Postal Code T2T 0S6

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open

Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound

Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator

Heating Forced Air Cooling Rough-In

Fireplace Yes
of Fireplaces 1
Fireplaces Gas

Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Brick, Concrete, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed November 6th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office Century 21 Bravo Realty

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