

\$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.



Built in 2025

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
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.