

# \$859,000 - 2909 22 Street Sw, Calgary

MLS® #A2219195

## \$859,000

3 Bedroom, 4.00 Bathroom, 1,650 sqft

Residential on 0.00 Acres

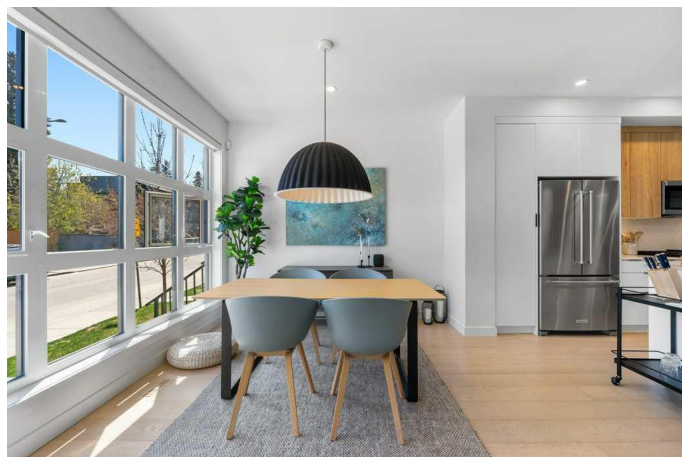
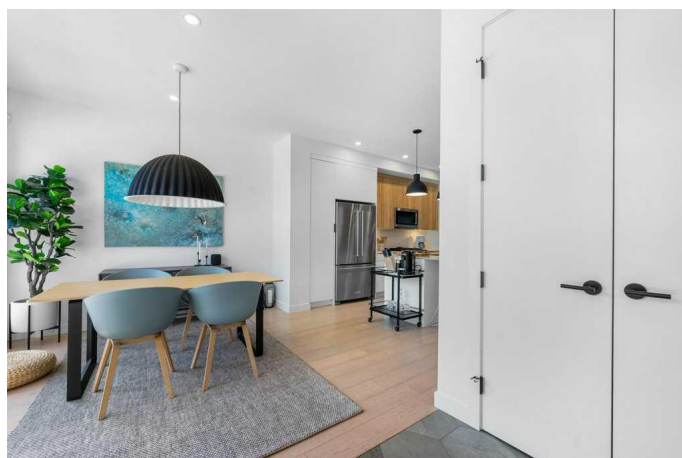
Richmond, Calgary, Alberta

Welcome to your next chapter—this like-new, three-storey townhome blends high-end craftsmanship with thoughtful design and smart home technology, all in the heart of vibrant Marda Loop. With exceptional walkability and just over 2,200 sq ft of stylish living space, this home delivers modern comfort with no compromises.

The main floor offers a fantastic layout for everyday living and entertaining, featuring a professionally curated interior, Muuto designer lighting, and a cozy gas fireplace. The sleek, well-appointed kitchen is anchored by KitchenAid Professional Series appliances and thoughtful storage, making it both functional and beautiful. Solid wood interior doors add a sense of quality and quiet throughout.

Upstairs, you'll find a luxurious primary suite with a spacious walk-in closet and a sun-filled ensuite complete with dual vanities and heated floors. Large windows fitted with automatic roller shades provide privacy at the push of a button while letting in natural light. EcoBee light switches and thermostat allow for efficient, app-controlled climate settings, and central A/C keeps things comfortable year-round.

The third level offers a bright, flexible space—perfect for a home office, lounge, or studio—which opens onto your oversized rooftop patio with composite decking, gas BBQ



hookup, and city views. A second patio below features artificial turf and a second gas connection—ideal for relaxed, low-maintenance outdoor living.

Downstairs, the fully developed basement includes a third bedroom and a professionally installed gym with specialty flooring. Throughout the home, you’ll find smart and secure touches: Telus SmartHome security, and metal security gates on both front and rear entrances for added peace of mind.

Additional features include central vacuum, an insulated garage, and most systems conveniently managed through the Apple Home App.

From its refined finishes to its future-forward functionality, this home is truly move-in ready and made to impress.

Built in 2019

**Essential Information**

MLS® #	A2219195
Price	\$859,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,650
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	2909 22 Street Sw
---------	-------------------

Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6X1

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Smart Home
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Water Softener, Disposal
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Lighting, Private Entrance
Lot Description	Landscaped
Roof	Membrane
Construction	Brick, Stucco, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	14
Zoning	R-CG

### **Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.