

# \$825,000 - 2322 22 Street Nw, Calgary

MLS® #A2229660

**\$825,000**

3 Bedroom, 4.00 Bathroom, 1,632 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Welcome to this beautifully maintained two-storey home offering the perfect blend of comfort, function, and style—just steps from Banff Trail Community Centre, U of C, SAIT, Foothills and Children's Hospitals, parks, and the CTrain. You're welcomed by a charming front porch - and ideal spot to enjoy your morning coffee or catch up with the neighbours. Step inside the thoughtfully designed main floor featuring refinished birch hardwood and central A/C for year-round comfort. The stunning kitchen is a true showpiece with quartz countertops, a gas stove, walk-in pantry, and large island—ideal for entertaining or everyday living. The kitchen flows seamlessly into the dining area and cozy living room, where a picture window frames views of the private, fenced backyard. A spacious mudroom off the back door keeps things tidy and functional. Upstairs you'll find three generous bedrooms, including a serene primary retreat with a luxurious 5-piece ensuite with in floor heat and walk-in closet. A convenient laundry room with a sink and an additional 4-piece bath complete the upper level. The fully finished lower level expands your living space with a large rec room, another full 4-piece bath, in floor heat for cozy movie nights and plenty of storage. Enjoy warm summer evenings on the expansive back deck in your private yard, or make the most of the detached double garage for parking and storage. This is the lifestyle home you've been waiting for—modern comfort in a



location that can't be beat!

Built in 2009

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2229660               |
| Price          | \$825,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,632                  |
| Acres          | 0.07                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2322 22 Street Nw |
| Subdivision | Banff Trail       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 3W4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                            |
| Heating           | Forced Air                                                                                                                                               |

|              |                |
|--------------|----------------|
| Cooling      | Central Air    |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Other, Wood Frame                |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 9               |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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