

# \$919,900 - 2417 22 Street Nw, Calgary

MLS® #A2249993

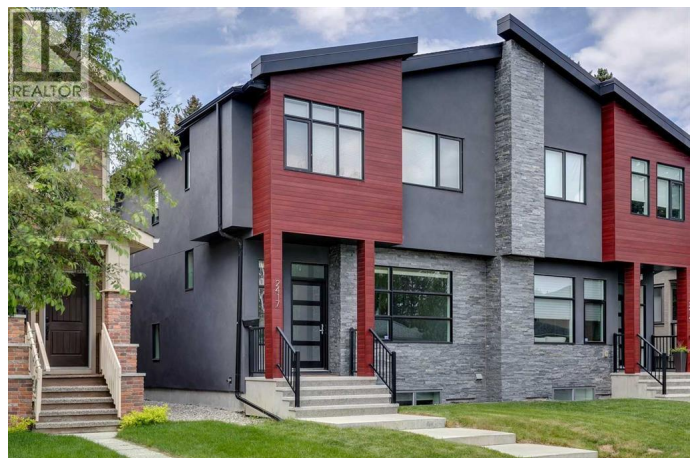
**\$919,900**

4 Bedroom, 4.00 Bathroom, 1,910 sqft

Single Family on 0.07 Acres

Banff Trail, Calgary, Alberta

Welcome Home to this meticulously maintained 2016-built home in Banff Trail. Step foot into the spacious foyer and discover the beautiful open floor plan with high 10' ceilings, maple flooring which spans both the main and upper floors and many premium custom finishes throughout. With an exceptional layout, the great room faces the front, accompanied by a cozy lounge equipped with a gas fireplace and the kitchen and dining room in the rear of the home overlooking the private backyard. The gourmet kitchen elevates daily living with high-end appliances, modern dual-tone cabinetry, a reverse osmosis drinking water system, and a full-size pantry – a rare luxury in inner-city infills. Upstairs you'll find a stunning primary suite with custom king-bed nook and spa-like ensuite featuring a soaker tub and romantic double-sided fireplace. Two more generously sized bedrooms with custom built-ins in every closet, a four piece bath and laundry room complete the upper level. The bright basement maximizes livability with high ceilings, oversized windows, a fourth bedroom and third full bathroom – the perfect retreat for guests or older children. Well maintained mechanicals include a water softener and radon mitigation system. Outside, the southwest-facing composite deck captures endless summer sunshine. Banff Trail is an established community offering easy access to downtown with a quick 5 minute walk to the LRT Station. It's an amazing location for those who



commute to The University of Calgary, SAIT, ACAD, and The Foothills Hospital. The walkability of the neighbourhood is excellent with nearby cafes, Confederation Park and a playground and Community Association only one block away. This turn-key home delivers the sophisticated lifestyle discerning buyers expect in one of Calgaryâ€™s most vibrant communities. (id:6289)

Built in 2016

**Essential Information**

Listing #	A2249993
Price	\$919,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,910
Acres	0.07
Year Built	2016
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	2417 22 Street Nw
Subdivision	Banff Trail
City	Calgary
Province	Alberta
Postal Code	T2M3W7

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Water softener, Gas stove(s), Dishwasher, Oven,
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	Dryer, Microwave, Hood Fan, Window Coverings
Heating	Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Concrete, Metal, Stone, Stucco
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office Charles



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