

\$1,150,000 - 2316 22 Street Nw, Calgary

MLS® #A2253770

\$1,150,000

4 Bedroom, 5.00 Bathroom, 2,611 sqft

Single Family on 0.07 Acres

Banff Trail, Calgary, Alberta

Step into refined elegance with this remarkable 3-storey, 3,380 square feet of fully developed semi-detached home in the desirable community of Banff Trail. This is a rare opportunity to experience modern luxury in an established, tree-lined neighbourhood that captures the best of inner-city living. From the moment you arrive, stunning curb appeal and quiet sophistication set the stage. Inside, wide-plank and durable luxury vinyl plank flooring carry you through a bright, open main level, where natural light pours through oversized windows. At the front of the home, a sun-drenched office with custom built-ins and tall windows creates a workspace that feels inspiring and is perfect for remote work, quiet reading, or creative pursuits. The heart of the home is the show-stopping kitchen, featuring modernized and functional upgrades. An expansive quartz island becomes the gathering place for friends and family, while the professional 6-burner gas range, built-in wall oven, premium stainless steel appliance package, and generous walk-in pantry are ready to elevate every meal, from busy weekday breakfasts to elegant dinner parties. The kitchen flows seamlessly into the sophisticated family room, where a stone-surround gas fireplace anchors the space, offering a warm backdrop for relaxing nights and casual conversations. Upstairs, the second level is highlighted with a central flex room and is ideal as a media space, playroom, or cozy reading nook. Both bedrooms on this



floor are generously sized, each with walk-in closets and spa-inspired ensuites, one with a serene 4-piece retreat, the other a 5-piece oasis with dual vanities and a private water closet. Continue upward to discover the crown jewel of the home, the third-floor primary loft retreat. This is a true sanctuary, featuring a spacious bedroom, sitting area, and a luxurious ensuite with heated floors, dual vanities, a steam shower, a deep soaker tub, and a boutique-style walk-in closet with custom built-ins. Imagine beginning your mornings here with sunlight streaming in, coffee in hand, and ending your evenings with a quiet soak and a moment of calm above the city. The fully finished basement is designed for entertaining and unwinding. With a large recreation room, sleek wet bar, an additional bedroom with walk-in closet, and a full bath, this level is perfect for guests, teens, or hosting game nights. Built-in speakers throughout the home enhance every occasion, while central air conditioning ensures year-round comfort. Step outside to a private backyard retreat, where a spacious patio is perfect for summer barbecues, or simply unwinding with a glass of wine after a long day. The low maintenance landscaping offers a peaceful, green escape without extra weekend work. At the rear of the property, a double detached garage provides secure parking, extra storage, and all-weather convenience. Excellent schools, quick access to LRT, Crowchild Trail, and 16 Avenue ensure convenience without sacrificing character.

(id:6289)

Built in 2014

Essential Information

Listing #	A2253770
Price	\$1,150,000
Bedrooms	4

Bathrooms	5.00
Half Baths	1
Square Footage	2,611
Acres	0.07
Year Built	2014
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2316 22 Street Nw
Subdivision	Banff Trail
City	Calgary
Province	Alberta
Postal Code	T2M3W4

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, No neighbours behind, Closet Organizers, No Smoking Home, Level
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Oven - Built-In, Humidifier, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Stone, Stucco, Wood siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office

Real Broker



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