

# \$929,900 - 1906 22 Avenue Nw, Calgary

MLS® #A2259081

**\$929,900**

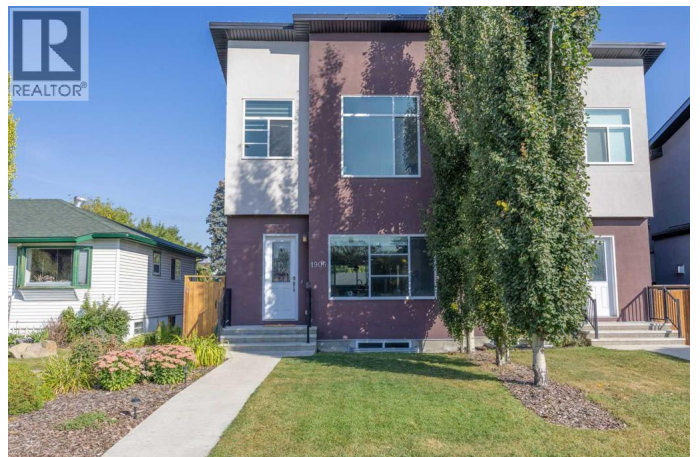
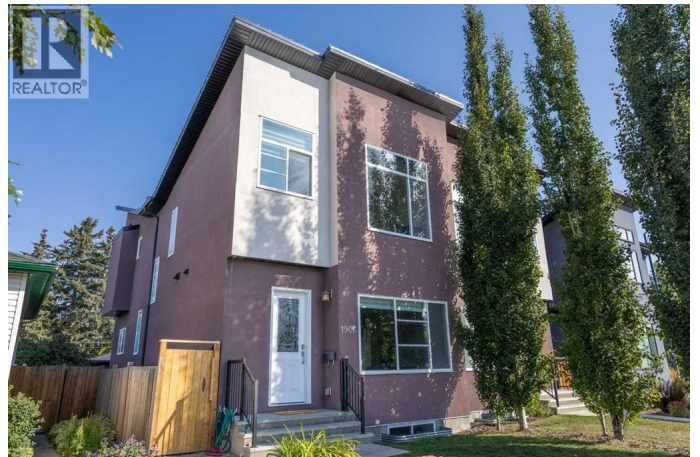
4 Bedroom, 4.00 Bathroom, 1,912 sqft

Single Family on 0.07 Acres

Banff Trail, Calgary, Alberta

**\*Open House Saturday Sept 27th 2-4PM\***

Welcome to this luxurious 4-bedroom, 3.5-bath semi-detached home in the highly sought-after community of Banff Trail, ideally located directly across from two schools. Step inside and be greeted by soaring 10' ceilings and rich hardwood floors that flow throughout the main level. The open-concept layout is designed for both everyday living and entertaining, featuring a spacious dining area perfect for large gatherings. The chef-inspired kitchen offers upgraded white custom cabinetry, a massive quartz island, and premium finishes that overlook the inviting living room complete with a tile-surround gas fireplace. A stylish 2-piece powder room completes the main floor. Upstairs, skylights flood the stairwell with natural light. The primary retreat boasts dramatic vaulted ceilings, a custom walk-in closet with built-ins, and a spa-like 5-piece ensuite with jetted tub and dual vanities. Two additional bedrooms also feature vaulted ceilings and custom built-in closets, alongside a 4-piece bath and full-size laundry room. The fully developed basement is designed for relaxation and entertainment, showcasing a spacious rec room with built-in speakers, a wet bar, and plenty of room for movie nights. A fourth bedroom with its own built-in closet and a 4-piece bathroom complete the lower level. Additional highlights include central air conditioning, a spacious backyard, and a double detached garage, along with custom



built-ins throughout the home for premium storage and organization.Unbeatable location: directly across from St. Pius (catholic) and Capitol Hill schools, with Branton Jr. High just a 5-minute walk and Aberhart High within 15 minutes. Youâ€™re also minutes away from North Hill Shopping Centre, SAIT, restaurants, West Confederation Park, splash parks, bike trails, and LRT stations for an easy commute.This home combines luxury, functionality, and an exceptional location â€“ a true gem in Banff Trail. (id:6289)

Built in 2015

Essential Information

Listing #	A2259081
Price	\$929,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,912
Acres	0.07
Year Built	2015
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1906 22 Avenue Nw
Subdivision	Banff Trail
City	Calgary
Province	Alberta
Postal Code	T2M1R7

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, See remarks, Back lane, No Animal Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

## Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Wine Fridge, Oven, Microwave, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

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

## Listing Details

Listing Office      CIR Realty



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