

2322 22 Street NW
Calgary, Alberta

MLS # A2229660



\$825,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,632 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: TV wall mounts, garage floor tiles, all garage built ins

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!