



GRASSROOTS
REALTY GROUP

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2352 22 Street NW
Calgary, Alberta

MLS # A2249870



\$879,900

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,757 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

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

Features: Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

****OPEN HOUSE this Saturday on Aug 23rd at 2-4PM**** Proudly Loved & Beautifully Maintained | East-Facing Backyard Backing onto School Yard | Steps to C-Train & Schools | With over 2,490 sq.ft. of living space, this half duplex combines timeless design with an unbeatable location. Proudly cared for by its owners, the home offers an east-facing backyard retreat that backs directly onto a school yard—ensuring lasting privacy, open views, and beautiful sunrises. Just a short 5-minute walk directly to the C-Train platform (no walking through parking lots) and nearby schools, everything you need is close at hand. Main floor highlights include 9-ft ceilings, gleaming hardwood, a spacious Dining Room with shuttered windows, and an open Kitchen and Living Room. The Kitchen features warm cherry wood cabinetry, granite counters, and a centre island with raised bar, flowing into the Living Room with gas fireplace and large windows framing the backyard. Step outside to a fully landscaped retreat with stone patio, mature greenery, and zero grass to maintain—perfect for private gatherings or quiet relaxation. On the upper level, the Primary Suite stands out with vaulted ceilings, a cozy gas fireplace and sitting area, and a large east-facing window overlooking the school yard—ideal for catching sunrises and moonrises. The walk-in closet includes built-in drawers and shoe cubbies for ample organization. The spacious 5-pc Ensuite includes a skylight, double vanity, granite counters, soaker tub, and oversized shower. Two additional Bedrooms and a spacious 4-pc Bath with soaker tub complete this level. The fully finished basement offers a large Recreation Room, 4th Bedroom, 3-pc Bath, and Storage Room, with quality wool Berber carpet throughout the basement. Additional features include a new (2024) on-demand hot water heater,

back-lane access, and an insulated double garage. Perfectly situated, this home also offers easy access to the airport, a straightforward drive west to Banff, and close proximity to U of C, SAIT, Market Mall, and other local amenities—combining comfort, convenience, and adventure in one rare find.