



2316 22 Street NW
Calgary, Alberta

MLS # A2291196

\$1,125,000



Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,611 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Rarely does a home in an established inner-city neighbourhood deliver this level of space, finish, and thoughtful design. Located in the sought-after community of Banff Trail, this stunning 3-storey semi-detached offers 3,380 square feet of meticulously maintained living space across four levels and designed to impress from the moment you arrive. Exceptional curb appeal and quiet sophistication set the stage for everything waiting inside. The main floor sets the tone immediately. Wide-plank luxury vinyl plank flooring flows through a bright, open layout where natural light pours through oversized windows. A dedicated front office with custom built-ins and tall windows is perfect for remote work, quiet reading, or creative pursuits. The chef's kitchen is the true heart of the home, featuring an expansive quartz island, professional 6-burner gas range, built-in wall oven, premium stainless appliance package, and a generous walk-in pantry ready to elevate every meal from busy weekday mornings to elegant weekend dinner parties. The kitchen flows seamlessly into the family room, where a stone-surround gas fireplace creates a warm and inviting backdrop for relaxed evenings and easy casual gatherings. The second level offers two generously sized bedrooms, each with a walk-in closet and private ensuite. One features a serene 4-piece bath, while the other includes a beautifully appointed 5-piece ensuite with dual vanities and a private water closet. Laundry is conveniently located on this level & sits beside the bedroom with the 5-piece ensuite for added everyday ease. A central flex room completes the floor & works perfectly as a media space, playroom, or cozy reading nook for the whole family. Ascend to the third-floor primary loft, the true showpiece of the home. This expansive retreat features a spacious bedroom with its own lounge area, and a boutique-style walk-in closet with custom

built-ins. The luxurious ensuite impresses with heated floors, dual vanities, a steam shower, and a deep soaker tub. Begin your mornings bathed in natural sunlight and end your evenings in total calm, peacefully elevated above the neighbourhood. The fully finished basement is thoughtfully designed for entertaining and everyday flexibility. A large recreation room anchored by a sleek wet bar sets the stage for game nights and lively gatherings, while an additional bedroom with walk-in closet and a full bathroom makes this level ideal for guests or older teens who need their own space and privacy. Throughout the home, built-in speakers elevate every occasion and central air conditioning ensures year-round comfort. Outside, a private backyard patio is perfect for summer barbecues and unwinding after a long day, complemented by low-maintenance landscaping that offers a peaceful green escape without extra weekend work. A double detached garage at the rear provides secure parking and valuable additional storage for all seasons. Just steps to LRT, top-rated schools, Crowchild Trail, and 16 Avenue.