

# \$979,000 - 2425 22a Street Nw, Calgary

MLS® #A2207774

**\$979,000**

4 Bedroom, 4.00 Bathroom, 2,296 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

**\*\*OPEN HOUSE: Saturday 1pm - 3pm\*\*** This stunning half duplex home in the highly sought-after Banff Trail neighborhood offers over 2,200 square feet of thoughtfully designed living space. Bathed in natural light, this home features a seamless blend of luxury, comfort, and functionality, making it perfect for families or professionals alike. As you enter the main floor, youâ€™re greeted by a formal dining area that leads into an open-concept kitchen and living room. The kitchen is a true standout, boasting an oversized quartz island, custom cabinetry, high-end appliances, and plenty of storage spaceâ€”ideal for both everyday meals and entertaining guests. Relax by the fireplace in the living room, creating a cozy space to unwind. The main floor also features a mudroom with built-in storage, leading out to the sunny southwest-facing backyard, where youâ€™ll find a spacious aggregate patioâ€”perfect for BBQs, soaking up the sun, or relaxing in the hot tub. The breathtaking curved staircase takes you to the second floor, where youâ€™ll find the luxurious master suiteâ€”a true retreat, featuring a fireplace, a spa-like soaker tub, and a spacious walk-in closet. Two additional generously sized bedrooms, a bathroom, and a laundry room complete this level, offering both convenience and comfort. The fully finished lower level is perfect for guests, with a large bedroom, a full bathroom, and a cozy living room. It can also be transformed into a rec room or fitness space, offering flexibility to



suit your needs. But the real showstopper is the massive bonus loft on the third floor—ideal for a children’s play area, home office, or additional entertainment space. Step outside to enjoy the private backyard oasis, featuring a patio area with a hot tub and a detached double car garage. Located in the vibrant Banff Trail community, this home is just minutes from downtown Calgary, the University of Calgary, Foothills Hospital, and Alberta Children's Hospital. Local schools, grocery stores, shopping, and public transportation are all within easy reach. Don’t miss out on this incredible opportunity to own a luxurious, versatile home in one of Calgary’s most desirable neighborhoods.

Built in 2011

### Essential Information

|                |                                 |
|----------------|---------------------------------|
| MLS® #         | A2207774                        |
| Price          | \$979,000                       |
| Bedrooms       | 4                               |
| Bathrooms      | 4.00                            |
| Full Baths     | 3                               |
| Half Baths     | 1                               |
| Square Footage | 2,296                           |
| Acres          | 0.07                            |
| Year Built     | 2011                            |
| Type           | Residential                     |
| Sub-Type       | Semi Detached                   |
| Style          | 2 and Half Storey, Side by Side |
| Status         | Active                          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2425 22a Street Nw |
| Subdivision | Banff Trail        |
| City        | Calgary            |
| County      | Calgary            |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2M 3X8 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry   |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco, Wood Frame                                   |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 16              |
| Zoning         | R-CG            |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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