

# \$949,000 - 2425 22a Street Nw, Calgary

MLS® #A2207774

**\$949,000**

4 Bedroom, 4.00 Bathroom, 2,296 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

\*\*\*Open House: Saturday June 14, 10am - 12pm\*\*\* 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	\$949,000
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	73
Zoning	R-CG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.