

# \$825,000 - 2322 22 Street Nw, Calgary

MLS® #A2229660

**\$825,000**

3 Bedroom, 4.00 Bathroom, 1,632 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

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!

Built in 2009

### Essential Information

MLS® #	A2229660
Price	\$825,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,632
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2322 22 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3W4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.