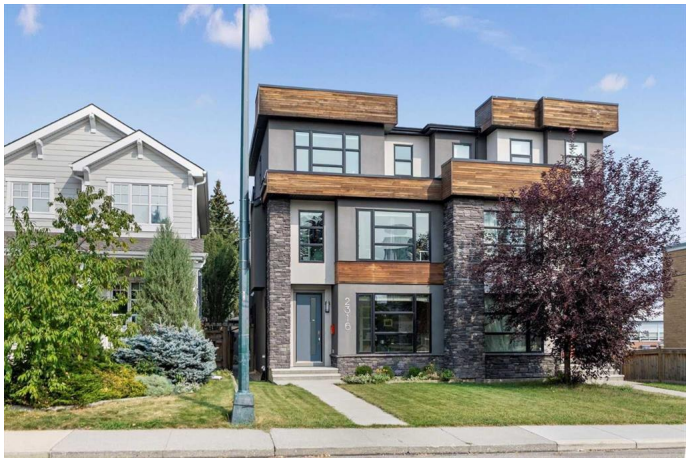
$1,150,000 - 2316 22 Street Nw, Calgary

MLS® #A2253770

$1,150,000
4 Bedroom, 5.00 Bathroom, 2,611 sqft
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta



Step into refined elegance with this remarkable 3-storey, 3,380 square feet of fully developed semi-detached home in the desirable community of Banff Trail. This is a rare opportunity to experience modern luxury in an established, tree-lined neighbourhood that captures the best of inner-city living. From the moment you arrive, stunning curb appeal and quiet sophistication set the stage. Inside, wide-plank and durable luxury vinyl plank flooring carry you through a bright, open main level, where natural light pours through oversized windows. At the front of the home, a sun-drenched office with custom built-ins and tall windows creates a workspace that feels inspiring and is perfect for remote work, quiet reading, or creative pursuits. The heart of the home is the show-stopping kitchen, featuring modernized and functional upgrades. An expansive quartz island becomes the gathering place for friends and family, while the professional 6-burner gas range, built-in wall oven, premium stainless steel appliance package, and generous walk-in pantry are ready to elevate every meal, from busy weekday breakfasts to elegant dinner parties. The kitchen flows seamlessly into the sophisticated family room, where a stone-surround gas fireplace anchors the space, offering a warm backdrop for relaxing nights and casual conversations. Upstairs, the second level is highlighted with a central flex room and is ideal as a media space, playroom, or cozy reading nook. Both bedrooms on this

floor are generously sized, each with walk-in closets and spa-inspired ensuites, one with a serene 4-piece retreat, the other a 5-piece oasis with dual vanities and a private water closet. Continue upward to discover the crown jewel of the home, the third-floor primary loft retreat. This is a true sanctuary, featuring a spacious bedroom, sitting area, and a luxurious ensuite with heated floors, dual vanities, a steam shower, a deep soaker tub, and a boutique-style walk-in closet with custom built-ins. Imagine beginning your mornings here with sunlight streaming in, coffee in hand, and ending your evenings with a quiet soak and a moment of calm above the city. The fully finished basement is designed for entertaining and unwinding. With a large recreation room, sleek wet bar, an additional bedroom with walk-in closet, and a full bath, this level is perfect for guests, teens, or hosting game nights. Built-in speakers throughout the home enhance every occasion, while central air conditioning ensures year-round comfort. Step outside to a private backyard retreat, where a spacious patio is perfect summer barbecues, or simply unwinding with a glass of wine after a long day. The low maintenance landscaping offers a peaceful, green escape without extra weekend work. At the rear of the property, a double detached garage provides secure parking, extra storage, and all-weather convenience. Excellent schools, quick access to LRT, Crowchild Trail, and 16 Avenue ensure convenience without sacrificing character.

Built in 2014

Essential Information

MLS® #	A2253770
Price	$1,150,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,611
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	2316 22 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M3W4

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Stone, Decorative, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.