

\$799,900 - 2022 22 Avenue Nw, Calgary

MLS® #A2126839

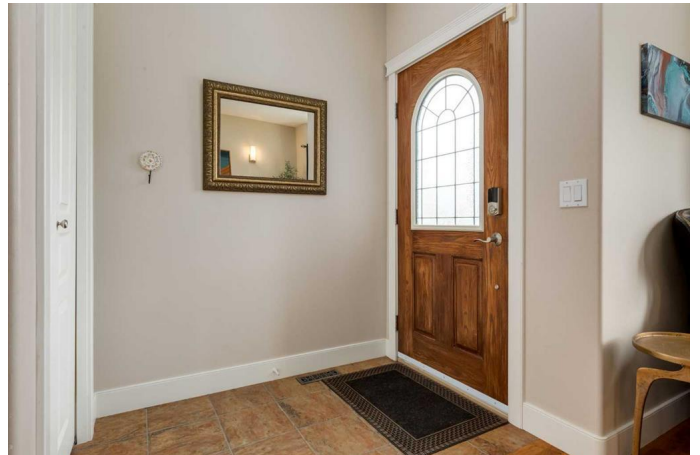
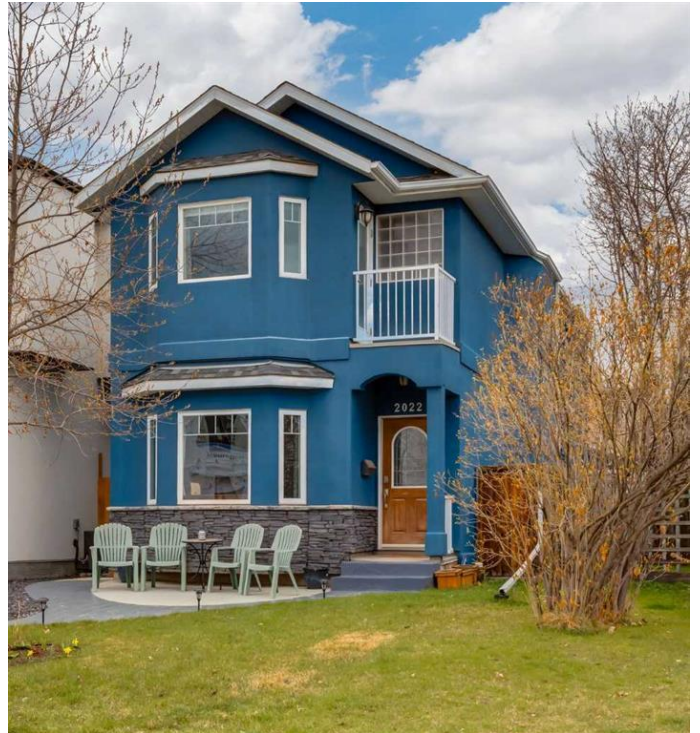
\$799,900

3 Bedroom, 4.00 Bathroom, 1,700 sqft
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

***Open House Sat May 4, 1:00-3:00

PM***This stunning fully finished detached home boasts unparalleled charm and convenience, presenting an ideal blend of modern luxury and timeless elegance. As you approach, be captivated by the striking sea blue acrylic stucco exterior, offering a bold statement against the serene backdrop. Meticulously landscaped front and rear yards, complete with a double detached garage. Step inside the 2400 sq. ft. of total living space and be greeted by the warmth of site-finished maple floors that grace the main and second levels. The well-appointed living room has a corner gas fireplace to warm you on those cold winter evenings. You are going to love the main floor office with a door for privacy. The focal point of the home is the breathtaking spiral feature staircase, adding a touch of architectural flair. The interior exudes bright ambiance, accentuated by three skylights that bathe the space in natural light. The heart of the home is the stunning Denca white kitchen, with granite countertops, stainless appliances and gas stove, where culinary creations come to life. Upstairs, discover the epitome of luxury living with vaulted ceilings throughout. Two spacious bedrooms await, including a large secondary bedroom and a south-facing primary suite. The primary retreat features a large walk-in closet, a spa-like 4-piece ensuite, and a private balcony. The second bedroom has a cozy warm sitting area. Upper laundry, storage



closet and 4-piece bath complete the 2nd floor. Convenience meets flexibility in the fully finished basement, offering a soundproofed bedroom, a fourth bathroom, and ample space for a media area, gym, or additional bedroom. Outside, indulge in the low-maintenance backyard oasis adorned with a beautiful flowering Nanking cherry tree. The south-facing front patio beckons for community connection and relaxation. Beyond the bounds of this exceptional residence lies a neighborhood brimming with amenities and recreation. Enjoy proximity to shopping and esteemed schools, including walking distance to Capital Hill Elementary (K-6) and William Aberhart High School (10-12), St Pius X Catholic (K-6) and Branton (7-9) French immersion. Nearby schools include Collingwood (K-6) Spanish immersion, St Francis Catholic High School, Senator Patrick Burns (7-9) (including Spanish immersion), Banff Trail school (K-5) French immersion. With its central location near Confederation Park Golf Course, Splash Park, Bike Pump Track, Banff Trail Community Center, and ice rink for adults & children. There are a total of 5 parks in walking distance as well as walking distance to McMahon Stadium, SAIT, UofC and C-Train. Proximity to The Children's Hospital, Foothills Hospital, and a ten-minute bike ride to Nose Hill Park. To add to the convenience of this home also included are 3 smart locks and a smart thermostat. This home offers the ultimate in urban convenience.

Built in 2002

Essential Information

MLS® #	A2126839
Price	\$799,900
Sold Price	\$800,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,700
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2022 22 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1R9

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Bidet, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 10th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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