# \$919,900 - 2449 22a Street Nw, Calgary

MLS® #A2145365

### \$919,900

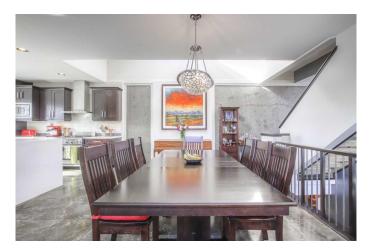
4 Bedroom, 4.00 Bathroom, 2,167 sqft Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Luxury Living in Banff Trail: Architectural Masterpiece with Unparalleled Design! Located in the highly sought-after community of Banff Trail, this architecturally stunning 2 1/2 Storey infill redefines modern luxury living in Calgary. Boasting a unique reverse floor plan that enhances the living experience, this residence stands out with its bold, contemporary aesthetic and meticulous craftsmanship. Upon entry, the home welcomes you with acid-etched polished concrete floors and a solid concrete party wall that ensures both privacy and tranquility. The interiors feature sleek quartz countertops, Lux low E wood/metal clad windows, and soaring vaulted ceilings that amplify the spaciousness and elegance of each room. The heart of this home is a gourmet kitchen, designed for both casual cooks and aspiring chefs alike, equipped with a professional gas stove and premium appliances. Adjacent to the kitchen, an expansive dining room bathed in natural light offers a perfect setting for memorable dining experiences. The master suite is a sanctuary of comfort, featuring a walk-through closet leading to a lavish 5-piece spa ensuite and direct access to a serene back deck. The residence also includes a nine-foot high basement, providing ample space for customization to suit your lifestyle needs. Beyond its interior elegance, this home offers practical luxury with a fully finished, insulated, and heated double garage. Complete with an additional utility door for yard access and an







expansive upper storage loft, it seamlessly integrates convenience with functionality. Situated just 2 blocks from the University of Calgary and within walking distance to the LRT, this location ensures easy access to downtown and Foothills Hospital, promising both convenience and exclusivity.

Don't miss the opportunity to make this feature-rich, solar-ready home yoursâ€"a true testament to luxury living in Calgary.

Built in 2010

#### **Essential Information**

MLS® # A2145365 Price \$919,900 Sold Price \$890,000

Bedrooms 4

Bathrooms 4.00 Full Baths 3 Half Baths 1

Square Footage 2,167
Acres 0.07
Year Built 2010

Type Residential

Sub-Type Semi Detached

Style 2 and Half Storey, Side by Side

Status Sold

# **Community Information**

Address 2449 22a Street Nw

Subdivision Banff Trail
City Calgary
County Calgary
Province Alberta
Postal Code T2M 3X7

## **Amenities**

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Soaking Tub,

Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave,

Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Partial

**Exterior** 

Exterior Features Private Yard

Lot Description Landscaped, Level, Street Lighting, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Metal Frame, Stone, Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed June 28th, 2024

Date Sold August 2nd, 2024

Days on Market 35

Zoning R-C2

HOA Fees 0.00

**Listing Details** 

Listing Office eXp Realty

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