

\$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 yours—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
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Parking	Double Garage Detached
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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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