

# \$949,000 - 2425 22a Street Nw, Calgary

MLS® #A2207774

**\$949,000**

4 Bedroom, 4.00 Bathroom, 2,296 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

This stunning half duplex home in the highly sought-after Banff Trail neighborhood offers over 2,200 square feet of thoughtfully designed living space. Bathed in natural light, this home features a seamless blend of luxury, comfort, and functionality, making it perfect for families or professionals alike. As you enter the main floor, youâ€™re greeted by a formal dining area that leads into an open-concept kitchen and living room. The kitchen is a true standout, boasting an oversized quartz island, custom cabinetry, high-end appliances, and plenty of storage spaceâ€”ideal for both everyday meals and entertaining guests. Relax by the fireplace in the living room, creating a cozy space to unwind. The main floor also features a mudroom with built-in storage, leading out to the sunny southwest-facing backyard, where youâ€™ll find a spacious aggregate patioâ€”perfect for BBQs, soaking up the sun, or relaxing in the hot tub. The breathtaking curved staircase takes you to the second floor, where youâ€™ll find the luxurious master suiteâ€”a true retreat, featuring a fireplace, a spa-like soaker tub, and a spacious walk-in closet. Two additional generously sized bedrooms, a bathroom, and a laundry room complete this level, offering both convenience and comfort. The fully finished lower level is perfect for guests, with a large bedroom, a full bathroom, and a cozy living room. It can also be transformed into a rec room or fitness space, offering flexibility to suit your needs. But the real showstopper is



the massive bonus loft on the third floorâ€™ideal for a childrenâ€™s play area, home office, or additional entertainment space. Step outside to enjoy the private backyard oasis, featuring a patio area with a hot tub and a detached double car garage. Located in the vibrant Banff Trail community, this home is just minutes from downtown Calgary, the University of Calgary, Foothills Hospital, and Alberta Children's Hospital. Local schools, grocery stores, shopping, and public transportation are all within easy reach. Donâ€™t miss out on this incredible opportunity to own a luxurious, versatile home in one of Calgaryâ€™s most desirable neighborhoods.

Built in 2011

**Essential Information**

MLS® #	A2207774
Price	\$949,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,296
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 and Half Storey
Status	Active

**Community Information**

Address	2425 22a Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2M 3X8

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Pantry, Bookcases, Closet Organizers  
Appliances Built-In Oven, Dishwasher, Gas Cooktop, Refrigerator, Window Coverings, Central Air Conditioner, Dryer, Garage Control(s), Microwave, Range Hood, Washer  
Heating Natural Gas, Forced Air, Fireplace(s), In Floor  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame, Stone  
Foundation Poured Concrete

### Additional Information

Date Listed April 4th, 2025  
Days on Market 74  
Zoning R-CG

### Listing Details

Listing Office Charles

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