

# \$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 for 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	1
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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