



## 2425 22A Street Calgary Alberta

\$940,000

Amazing opportunity to live in the beautiful neighbourhood of Banff Trail! This welcoming home is bathed in natural light, creating a warm and inviting atmosphere. The main floor features a formal dining area that seamlessly flows into an open-concept kitchen and living room. The chef's dream kitchen boasts an oversized quartz island, custom cabinetry, and high-end appliances. Relax by the fireplace in the living area, and ascend to the upper floors via a breathtaking curved staircase. The second floor is home to a luxurious master suite complete with a fireplace, a soaker tub, and a spacious walk-in closet. Two additional bedrooms, a bathroom, and a laundry room complete this level. The lower level offers the perfect guest suite with its own bathroom and a rec room that can be transformed into an entertainment space or a fitness haven. But the best part? A massive bonus loft awaits on the third floor, ideal for a children's play area, an office, or additional entertainment. Step outside and enjoy the SW-facing backyard, featuring a patio area with a hot tub and a detached double car garage. This vibrant community, perfect for growing families or professionals, is conveniently located near downtown, UofC, ACH, and Foothills Hospital. Schools, groceries, shopping, and public transportation are all within easy reach. Don't miss out! Schedule an appointment with your realtor today and make this dream home yours! (id:6769)

Primary Bedroom 13.75 Ft x 14.33 Ft

Other 9.00 Ft x 5.17 Ft

5pc Bathroom 11.75 Ft x 11.08 Ft

Laundry room 5.83 Ft x 4.67 Ft

4pc Bathroom 4.92 Ft x 9.58 Ft

Bedroom 10.83 Ft x 9.33 Ft

Bedroom 10.75 Ft x 10.17 Ft

Bonus Room 19.92 Ft x 19.92 Ft

Bedroom 11.75 Ft x 18.58 Ft

Other 6.58 Ft x 5.00 Ft

3pc Bathroom 8.58 Ft x 8.75 Ft

Furnace 9.83 Ft x 6.75 Ft

Family room 10.58 Ft x 19.17 Ft

Storage 7.58 Ft x 6.17 Ft

Dining room 8.92 Ft x 12.42 Ft

Other 5.92 Ft x 7.17 Ft

Kitchen 18.83 Ft x 12.92 Ft

Living room 15.75 Ft x 19.83 Ft

Other 8.17 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:  
Charles

<https://www.charlesrealestate.ca/>



See

**Mirror**

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