



2449 22A Street Calgary Alberta

\$919,900

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...

2pc Bathroom 1.60 M x 1.55 M
 Dining room 6.12 M x 3.91 M
 Kitchen 6.04 M x 4.09 M
 Living room 6.40 M x 4.06 M
 Loft 5.26 M x 2.69 M
 Storage 2.29 M x 1.04 M

Recreational, Games room 5.74 M x 3.83 M
 4pc Bathroom 1.50 M x 2.49 M
 5pc Bathroom 2.57 M x 3.33 M
 Bedroom 3.45 M x 2.69 M
 Bedroom 3.02 M x 4.04 M
 Foyer 1.37 M x 3.41 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.thehowardteam.net/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca

4pc Bathroom 2.77 M x 1.52 M

Bedroom 4.52 M x 3.86 M

Laundry room 2.77 M x 2.26 M

Primary Bedroom 3.45 M x 3.96 M

Other 2.52 M x 2.77 M