



## 2425 22A Street Calgary Alberta

\$949,000

\*\*\*Open House: Sunday May 4, 11am - 1pm\*\*\* 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, you'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 space--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 you'll find a spacious aggregate patio--perfect for BBQs, soaking up the sun, or relaxing in the hot tub. The breathtaking curved staircase takes you to the second floor, where you'll find the luxurious master suite--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 floor--ideal for a children'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...

Primary Bedroom 4.19 M x 4.37 M

Other 2.74 M x 1.58 M

5pc Bathroom 3.58 M x 3.38 M

Laundry room 1.78 M x 1.42 M

4pc Bathroom 1.50 M x 2.92 M

Bedroom 3.30 M x 2.84 M

3pc Bathroom 2.62 M x 2.67 M

Furnace 3.00 M x 2.06 M

Family room 3.23 M x 5.84 M

Storage 2.31 M x 1.88 M

Dining room 2.72 M x 3.79 M

Other 1.80 M x 2.19 M

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

Listing Presented By:



Originally Listed by:  
Charles

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



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Bedroom	3.28 M x 3.10 M	Kitchen	5.74 M x 3.94 M
Bonus Room	6.07 M x 6.07 M	Living room	4.80 M x 6.04 M
Bedroom	3.58 M x 5.66 M	Other	2.49 M x 2.08 M
Other	2.01 M x 1.52 M		