



## 2425 22A Street Calgary Alberta

\$925,000

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 University of Calgary, Foothills Hospital,...

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

a

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		