



2316 22 Street Calgary Alberta

\$1,125,000

Rarely does a home in an established inner-city neighbourhood deliver this level of space, finish, and thoughtful design. Located in the sought-after community of Banff Trail, this stunning 3-storey semi-detached offers 3,380 square feet of meticulously maintained living space across four levels and designed to impress from the moment you arrive. Exceptional curb appeal and quiet sophistication set the stage for everything waiting inside. The main floor sets the tone immediately. Wide-plank luxury vinyl plank flooring flows through a bright, open layout where natural light pours through oversized windows. A dedicated front office with custom built-ins and tall windows is perfect for remote work, quiet reading, or creative pursuits. The chef's kitchen is the true heart of the home, featuring an expansive quartz island, professional 6-burner gas range, built-in wall oven, premium stainless appliance package, and a generous walk-in pantry ready to elevate every meal from busy weekday mornings to elegant weekend dinner parties. The kitchen flows seamlessly into the family room, where a stone-surround gas fireplace creates a warm and inviting backdrop for relaxed evenings and easy casual gatherings. The second level offers two generously sized bedrooms, each with a walk-in closet and private ensuite. One features a serene 4-piece bath, while the other includes a beautifully appointed 5-piece ensuite with dual vanities and a private water closet. Laundry is conveniently located on this level & sits beside the bedroom with the 5-piece ensuite for added everyday ease. A central flex room completes the floor & works perfectly as a media space, playroom, or cozy reading nook for the whole family. Ascend to the third-floor primary loft, the true showpiece of the home. This expansive retreat features a spacious bedroom with its own lounge area, and a boutique-style walk-in clo...

- 5pc Bathroom 9.58 Ft x 12.17 Ft
- Bonus Room 12.67 Ft x 12.67 Ft
- Primary Bedroom 15.50 Ft x 14.67 Ft
- Other 6.50 Ft x 9.75 Ft
- 4pc Bathroom 9.42 Ft x 5.00 Ft
- Bedroom 13.58 Ft x 12.00 Ft

- Foyer 10.75 Ft x 8.83 Ft
- Kitchen 13.25 Ft x 13.92 Ft
- Living room 13.58 Ft x 11.42 Ft
- Other 6.17 Ft x 11.33 Ft
- Office 11.83 Ft x 10.25 Ft
- 4pc Bathroom 8.42 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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Recreational, Games room 18.67 Ft x 18.83 Ft

Furnace 9.42 Ft x 6.83 Ft

2pc Bathroom 6.17 Ft x 4.92 Ft

Dining room 13.33 Ft x 9.08 Ft

5pc Bathroom 4.92 Ft x 13.42 Ft

Bedroom 12.00 Ft x 12.75 Ft

Bedroom 13.92 Ft x 14.92 Ft