



## 2419 22 Street Calgary Alberta

\$875,000

Welcome to 2419 22 Street NW--an exceptional opportunity to own a beautifully appointed home in the heart of Banff Trail at an outstanding price point. This 4-bedroom, 3.5-bathroom semi-attached property offers a thoughtful blend of style, comfort, and functionality--perfect for a young couple, growing family, or professionals seeking walkability and convenience. Ideally located within walking distance to all levels of schooling from Kindergarten to the University of Calgary, as well as Foothills and Children's Hospital, this home allows you to spend less time commuting and more time enjoying life's quiet moments. Step inside to a bright and airy open-concept layout highlighted by soaring 10' ceilings. The inviting living room flows seamlessly into the dreamy chef-inspired kitchen, complete with a large pantry, 5-burner gas cooktop, built-in ovens, and an expansive waterfall island--an ideal space for entertaining. West-exposed windows flood the home with natural light throughout the day, while the sleek, integrated rear-entry closet keeps everyday living tidy and organized. The dining area overlooks the backyard and is nicely tucked away from the front entry for added privacy. The upper level hosts a serene primary retreat featuring a light-filled 5-piece ensuite with a two-way gas fireplace and a generous walk-in closet. Two additional bedrooms, a well-appointed shared bathroom, and a convenient laundry room complete this level. A discreetly located 2-piece powder room sits on the landing to the lower level. The fully developed basement offers exceptional versatility--perfect for a home gym, movie nights, or hobbies--enhanced by in-floor heating for year-round comfort. Roughed-in for a wet bar in the massive rec space. A full bathroom, a spacious fourth bedroom, and ample storage complete the lower level. Outside, enjoy a private west-facing backyard with a low-maintenance...

Primary Bedroom 15.83 Ft x 11.92 Ft

Other 9.00 Ft x 4.00 Ft

5pc Bathroom 16.17 Ft x 7.58 Ft

Bedroom 12.50 Ft x 10.08 Ft

Bedroom 10.92 Ft x 9.92 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

4pc Bathroom 8.33 Ft x 4.83 Ft

Furnace 8.33 Ft x 5.92 Ft

Storage 6.00 Ft x 3.92 Ft

Living room 24.08 Ft x 12.92 Ft

Kitchen 15.08 Ft x 14.42 Ft

Dining room 13.50 Ft x 8.00 Ft

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Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Laundry room 6.00 Ft x 5.33 Ft  
Family room 21.75 Ft x 16.00 Ft  
Bedroom 19.17 Ft x 10.58 Ft

Foyer 8.33 Ft x 7.00 Ft  
2pc Bathroom 6.00 Ft x 3.83 Ft