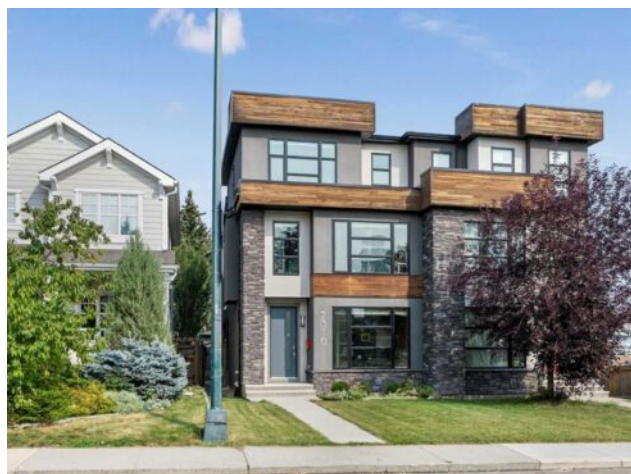


**2316 22 Street NW**  
**Calgary, Alberta**

**MLS # A2253770**



**\$1,150,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Banff Trail                                                                |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                         |               |                   |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side                                  |               |                   |
| <b>Size:</b>     | 2,611 sq.ft.                                                               | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener                   |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior L |               |                   |

|                    |                                                                                                                                               |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Siding                                                                                                                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                           |                   |      |

Step into refined elegance with this remarkable 3-storey, 3,380 square feet of fully developed semi-detached home in the desirable community of Banff Trail. This is a rare opportunity to experience modern luxury in an established, tree-lined neighbourhood that captures the best of inner-city living. From the moment you arrive, stunning curb appeal and quiet sophistication set the stage. Inside, wide-plank and durable luxury vinyl plank flooring carry you through a bright, open main level, where natural light pours through oversized windows. At the front of the home, a sun-drenched office with custom built-ins and tall windows creates a workspace that feels inspiring and is perfect for remote work, quiet reading, or creative pursuits. The heart of the home is the show-stopping kitchen, featuring modernized and functional upgrades. An expansive quartz island becomes the gathering place for friends and family, while the professional 6-burner gas range, built-in wall oven, premium stainless steel appliance package, and generous walk-in pantry are ready to elevate every meal, from busy weekday breakfasts to elegant dinner parties. The kitchen flows seamlessly into the sophisticated family room, where a stone-surround gas fireplace anchors the space, offering a warm backdrop for relaxing nights and casual conversations. Upstairs, the second level is highlighted with a central flex room and is ideal as a media space, playroom, or cozy reading nook. Both bedrooms on this floor are generously sized, each with walk-in closets and spa-inspired ensuites, one with a serene 4-piece retreat, the other a 5-piece oasis with dual vanities and a private water closet. Continue upward to discover the crown jewel of the home, the third-floor primary loft retreat. This is a true sanctuary, featuring a spacious bedroom, sitting area, and a luxurious ensuite with heated floors, dual vanities, a

steam shower, a deep soaker tub, and a boutique-style walk-in closet with custom built-ins. Imagine beginning your mornings here with sunlight streaming in, coffee in hand, and ending your evenings with a quiet soak and a moment of calm above the city. The fully finished basement is designed for entertaining and unwinding. With a large recreation room, sleek wet bar, an additional bedroom with walk-in closet, and a full bath, this level is perfect for guests, teens, or hosting game nights. Built-in speakers throughout the home enhance every occasion, while central air conditioning ensures year-round comfort. Step outside to a private backyard retreat, where a spacious patio is perfect for summer barbecues, or simply unwinding with a glass of wine after a long day. The low maintenance landscaping offers a peaceful, green escape without extra weekend work. At the rear of the property, a double detached garage provides secure parking, extra storage, and all-weather convenience. Excellent schools, quick access to LRT, Crowchild Trail, and 16 Avenue ensure convenience without sacrificing character.