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## 2020 22 Avenue NW Calgary, Alberta

MLS # A2261556



\$1,149,900

Division:	Banff Trail				
Type:	Residential/Duplex				
Style:	2 Storey, Attached-Side by Side				
Size:	1,940 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	5	Baths:	4 full / 1 half		
Garage:	Double Garage Detached				
Lot Size:	0.07 Acre				
Lot Feat:	Rectangular Lot	t			

Floors:Ceramic Tile, HardwoodSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:Finished, Full, Separate/Exterior Entry, SuiteLLD:-Exterior:Brick, StuccoZoning:R-CGFoundation:Poured ConcreteUtilities:-	Heating:	ENERGY STAR Qualified Equipment	Water:	-
Basement: Finished, Full, Separate/Exterior Entry, Suite LLD: -  Exterior: Brick, Stucco Zoning: R-CG	Floors:	Ceramic Tile, Hardwood	Sewer:	-
Exterior: Brick, Stucco Zoning: R-CG	Roof:	Asphalt Shingle	Condo Fee:	-
	Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Brick, Stucco	Zoning:	R-CG
	Foundation:	Poured Concrete	Utilities:	-

Features: Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

\*\*THE BUYER STILL HAS THE OPTION TO MODIFY THE FLOOR PLANS FOR THE UPPER LEVEL AND BASEMENT.

ADDITIONALLY, THE BUYER CAN CHOOSE TO REMOVE THE LEGAL SUITE AND OPT INTO FAMILY ROOM, GYM, AND A

ONE-BEDROOM BASEMENT, OR CUSTOMIZE THE LAYOUT ACCORDING TO THEIR PREFERENCES.\*\* Welcome to this exquisite,
newly built luxury infill located in the highly sought-after inner-city community of Banff Trail. Offering over 3,000 sq ft of meticulously
designed living space, this stunning home features 5 bedrooms, 4.5 bathrooms, and a legal 2-bedroom basement suite with a private
entrance and separate laundry—perfect for extended family, guests, or rental income. The main floor showcases an open-concept
layout with engineered hardwood flooring throughout, blending elegance with functionality. The spacious dining area features a striking
custom feature wall, setting the tone for upscale entertaining. The heart of the home is the expansive gourmet kitchen, complete with a
long central island, premium cabinetry, sleek quartz countertops, and high-end stainless steel appliances. A pocket office enclosed with a
stylish glass wall offers a quiet and modern workspace, ideal for working from home. The inviting living room centers around a beautifully
designed electric fireplace, creating a cozy ambiance year-round. A well-appointed 2-piece powder room and a large mudroom with
built-in storage and custom millwork provide practical convenience. Upstairs, you'll find three generously sized bedrooms, each with
ample closet space. Two secondary bedrooms include ensuite access, and the primary retreat features a spa-inspired 5-piece ensuite
with dual sinks, a standalone shower roughed-in for a steam unit, and a large walk-in closet. A full laundry room with storage and counter

full kitchen, separate laundry, and private entrance—perfect for multigenerational living or added revenue potential. Outside, enjoy a fully landscaped backyard, with a deck and privacy wall thoughtfully installed between the neighboring homes, ensuring a private and peaceful outdoor space. Ideally located close to the University of Calgary, SAIT, top-rated schools, parks, public transit, and major routes, this home combines urban convenience with high-end finishes and smart design. Copyright (c) 2025 Donna Wilson. Listing data courtesy of Real Broker. Information is believed to be reliable but not guaranteed.

space completes the upper level. The fully developed basement offers incredible flexibility with a 2-bedroom legal suite that includes a