



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2449 22A Street, Calgary T2M 3X7**

MLS®#: **A2114839**

Area: **Banff Trail**

Listing Date: **03/14/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 10-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,167**

Year Built:

**2013**

Low Sqft:

Ttl Sqft:

**2,167**

Lot Information

Lot Sz Ar:

**3,003 sqft**

Lot Shape:

DOM

**66**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**3 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Landscaped,Level,Street Lighting,Rectangular Lot**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Concrete,Metal Frame,Stone,Stucco,Vinyl**

**Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Concrete**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer**

Int Feat:

**Ceiling Fan(s),Kitchen Island,Pantry,Quartz Counters,Soaking Tub,Storage,Vaulted Ceiling(s)**

Utilities:

Room Information

Room

Level

Dimensions

**4pc Bathroom**

**Main**

**4`11" x 8`2"**

**Bedroom**

**Main**

**11`4" x 8`10"**

**Foyer**

**Main**

**4`6" x 11`2"**

**Walk-In Closet**

**Main**

**8`3" x 9`1"**

**Dining Room**

**Second**

**20`1" x 12`10"**

**Living Room**

**Second**

**21`0" x 13`4"**

Room

Level

Dimensions

**5pc Ensuite bath**

**Main**

**8`5" x 10`11"**

**Bedroom**

**Main**

**9`11" x 13`3"**

**Bedroom - Primary**

**Main**

**11`4" x 13`0"**

**2pc Bathroom**

**Second**

**5`3" x 5`1"**

**Kitchen**

**Second**

**19`10" x 13`5"**

**Loft**

**Third**

**17`3" x 8`10"**

Storage  
Bedroom  
Game Room

Third  
Basement  
Basement

7`6" x 3`5"  
14`10" x 12`8"  
18`10" x 12`7"

4pc Bathroom  
Laundry

Basement  
Basement

9`1" x 5`0"  
9`1" x 7`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**1211708**

Remarks

Pub Rmks: **\*\*OPEN HOUSE Saturday & Sunday, May 18th & 19th 2-4pm\*\* Location, Location, Location! Community of Banff Trail offers a great community vibe and is central in our city. Discover a one-of-a-kind living experience in this architecturally stunning 3-story infill, boasting a unique reverse floor plan that elevates the kitchen to the second level, creating an environment filled with high ceilings and abundant natural light. This meticulously designed luxury residence stands out with its bold, contemporary aesthetic, clean lines, and the use of advanced materials, embodying the essence of modern sophistication. Seamless flow throughout the home is achieved with acid-etched polished concrete floors, complemented by a solid concrete party wall that ensures utmost privacy and tranquility. The interiors are adorned with sleek quartz countertops and Lux low E wood/metal clad windows that not only invite an abundance of natural light but also offer superior energy efficiency. The living spaces are further enhanced by soaring vaulted ceilings, amplifying the sense of spaciousness and elegance. At the heart of this exquisite home is a gourmet kitchen, a true dream for both the casual cook and the aspiring chef, equipped with a professional gas stove and a suite of premium appliances. This culinary haven opens up to an expansive dining room, drenched in natural light and highlighted by a striking chandelier, setting the stage for memorable dining experiences. The master suite is a sanctuary of comfort, featuring a walk-through closet leading to a lavish 5-piece spa ensuite and direct access to a serene back deck. This home also offers a nine-foot high basement, providing a canvas for customization to suit your lifestyle needs. Additional luxury conveniences include a double garage that is not merely a space for vehicles but a fully finished, insulated, and heated extension of the home. It comes with an additional utility door for yard access and an expansive upper storage loft, offering ample space for hobbies and storage solutions. Fantastic Location-just 2 blocks from the University of Calgary, within walking distance to the LRT, minutes from downtown, and less than 20 minutes walk to Foothills Hospital, this residence promises both convenience and exclusivity. Seize the opportunity to live in a feature-rich, solar-ready home that defines luxury living in Calgary.**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

























