



THE
A-TEAM

**RE/MAX
FIRST**

2425 22A Street, Calgary T2M 3X8

MLS® #: **A2137427**

Area: **Banff Trail**

Listing Date: **06/02/24**

List Price: **\$940,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 26-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,295

Year Built:

2011

Low Sqft:

Ttl Sqft:

2,295

Lot Information

Lot Sz Ar:

2,992 sqft

Lot Shape:

DOM

26

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 and Half

Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Fruit Trees/Shrub(s),Rectangular Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Bookcases,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Pantry

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`11" x 12`5"	Entrance	Main	5`11" x 7`2"
Kitchen	Main	18`10" x 12`11"	Living Room	Main	15`9" x 19`10"
Mud Room	Main	8`2" x 6`10"	2pc Bathroom	Main	4`8" x 5`0"
Bedroom - Primary	Second	13`9" x 14`4"	Walk-In Closet	Second	9`0" x 5`2"
5pc Ensuite bath	Second	11`9" x 11`1"	Laundry	Second	5`10" x 4`8"
4pc Bathroom	Second	4`11" x 9`7"	Bedroom	Second	10`10" x 9`4"
Bedroom	Second	10`9" x 10`2"	Bonus Room	Third	19`11" x 19`11"

Bedroom
3pc Ensuite bath
Family Room

Basement
Basement
Basement

11`9" x 18`7"
8`7" x 8`9"
10`7" x 19`2"

Walk-In Closet
Furnace/Utility Room
Storage

Basement
Basement
Basement

6`7" x 5`0"
9`10" x 6`9"
7`7" x 6`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1212138

Zoning:
R-C2

Remarks

Pub Rmks:

Amazing opportunity to live in the beautiful neighbourhood of Banff Trail! This welcoming home is bathed in natural light, creating a warm and inviting atmosphere. The main floor features a formal dining area that seamlessly flows into an open-concept kitchen and living room. The chef's dream kitchen boasts an oversized quartz island, custom cabinetry, and high-end appliances. Relax by the fireplace in the living area, and ascend to the upper floors via a breathtaking curved staircase. The second floor is home to a luxurious master suite complete with a fireplace, a soaker tub, and a spacious walk-in closet. Two additional bedrooms, a bathroom, and a laundry room complete this level. The lower level offers the perfect guest suite with its own bathroom and a rec room that can be transformed into an entertainment space or a fitness haven. But the best part? A massive bonus loft awaits on the third floor, ideal for a children's play area, an office, or additional entertainment. Step outside and enjoy the SW-facing backyard, featuring a patio area with a hot tub and a detached double car garage. This vibrant community, perfect for growing families or professionals, is conveniently located near downtown, UofC, ACH, and Foothills Hospital. Schools, groceries, shopping, and public transportation are all within easy reach. Don't miss out! Schedule an appointment with your realtor today and make this dream home yours!

Inclusions:
Property Listed By:

N/A
Charles

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







