



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2145365**

Area: **Banff Trail**

Listing Date: **06/28/24**

List Price: **\$919,900**

Status: **Active**

County: **Calgary**

Change: **None**

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:

**2010**

Low Sqft:

Ttl Sqft:

**2,167**

Lot Information

Lot Sz Ar:

**3,003 sqft**

Lot Shape:

DOM

**4**

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:

**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
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 8`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`6" x 11`2"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`3" x 9`1"</b>
<b>Dining Room</b>	<b>Second</b>	<b>20`1" x 12`10"</b>
<b>Living Room</b>	<b>Second</b>	<b>21`0" x 13`4"</b>

Room	Level	Dimensions
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 13`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 13`0"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`3" x 5`1"</b>
<b>Kitchen</b>	<b>Second</b>	<b>19`10" x 13`5"</b>
<b>Loft</b>	<b>Third</b>	<b>17`3" x 8`10"</b>

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:

1211708

Zoning:  
R-C2

Remarks

Pub Rmks:

**\*\*OPEN HOUSE Saturday June 29th & Sunday June 30th 2-4pm\*\*** **Luxury Living in Banff Trail: Architectural Masterpiece with Unparalleled Design!** Located in the highly sought-after community of Banff Trail, this architecturally stunning 2 1/2 Storey infill redefines modern luxury living in Calgary. Boasting a unique reverse floor plan that enhances the living experience, this residence stands out with its bold, contemporary aesthetic and meticulous craftsmanship. Upon entry, the home welcomes you with acid-etched polished concrete floors and a solid concrete party wall that ensures both privacy and tranquility. The interiors feature sleek quartz countertops, Lux low E wood/metal clad windows, and soaring vaulted ceilings that amplify the spaciousness and elegance of each room. The heart of this home is a gourmet kitchen, designed for both casual cooks and aspiring chefs alike, equipped with a professional gas stove and premium appliances. Adjacent to the kitchen, an expansive dining room bathed in natural light offers a perfect setting 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. The residence also includes a nine-foot high basement, providing ample space for customization to suit your lifestyle needs. Beyond its interior elegance, this home offers practical luxury with a fully finished, insulated, and heated double garage. Complete with an additional utility door for yard access and an expansive upper storage loft, it seamlessly integrates convenience with functionality. Situated just 2 blocks from the University of Calgary and within walking distance to the LRT, this location ensures easy access to downtown and Foothills Hospital, promising both convenience and exclusivity. Don't miss the opportunity to make this feature-rich, solar-ready home yours—a true testament to luxury living in Calgary.

Inclusions:  
Property Listed By:

**None**  
**eXp Realty**

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









