



THE
A-TEAM

**RE/MAX
FIRST**

2024 22 Avenue, Calgary T2M 1R9

MLS®#: **A2173088** Area: **Banff Trail** Listing Date: **10/15/24** List Price: **\$726,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,308**
 Low Sqft:
 Ttl Sqft: **1,308**

Access:
 Lot Feat: **Back Lane,Corner Lot,Street Lighting**
 Park Feat: **Single Garage Detached**

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone,Stucco,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`2" x 11`8"	Living Room	Main	15`2" x 14`2"
Dining Room	Main	9`0" x 5`0"	2pc Bathroom	Main	5`2" x 4`11"
Foyer	Main	6`11" x 4`11"	Office	Main	5`11" x 5`2"
Bedroom - Primary	Second	12`11" x 11`2"	Walk-In Closet	Second	6`11" x 4`10"
4pc Ensuite bath	Second	8`11" x 7`8"	Bedroom	Second	10`9" x 8`9"
Bedroom	Second	9`8" x 9`4"	4pc Bathroom	Second	8`2" x 4`11"

Laundry **Second** **4`9" x 2`11"**

Legal/Tax/Financial

Condo Fee:
\$270

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-CG

Legal Desc: **2310192**

Remarks

Pub Rmks: **This high-end, south-facing townhouse in Banff Trail offers 1,300+ square feet of beautifully developed living space, with an additional 526 sq ft in the unfinished basement, featuring 3 bedrooms and 2.5 bathrooms. It's just a 10-minute walk to the Banff Trail C-Train, ideal for professionals commuting downtown, and within walking distance to the University of Calgary and SAIT, perfect for students or faculty. Set back from the main streets, across from a sprawling open park, the home offers a quieter location than many competitors. The main floor showcases 10' ceilings, luxury vinyl plank flooring, and a sleek kitchen with a waterfall quartz island, custom cabinetry, and stainless steel appliances. High-end window coverings are installed throughout, including custom blackout curtains in all three upstairs bedrooms, with luxurious custom-made curtains in the master suite, which also features a walk-in closet and private ensuite with a double vanity, quartz countertops, and custom glass shower door with glass shelving. Two additional bedrooms offer ample closet space and access to the main bathroom, all with blackout curtains. Families will appreciate the nearby high-ranking schools, such as Capitol Hill Elementary, Branton Junior High, and William Aberhart High School, all within walking distance. Additional amenities include a water filtration and softener system, UV-tinted windows, and an AC unit. The upper level also has a dedicated laundry area, linen closet, and plush carpeting. The full basement, with 9' ceilings, large windows, and bathroom rough-in, is ready for future development. A single detached garage, along with ample street parking, ensures plenty of space for residents and guests. Nearby, you'll find green spaces, parks, shopping, and the Banff Trail Community Association, which offers year-round recreational activities. This upgraded townhome is a rare find in a desirable area, offering both luxury and convenience**

Inclusions: **Water Purification System.**
Property Listed By: **Real Broker**

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











