



THE
A-TEAM

**RE/MAX
FIRST**

2024 22 Avenue, Calgary T2M 1R9

MLS® #: **A2201775**

Area: **Banff Trail**

Listing Date: **03/12/25**

List Price: **\$698,880**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2022

Lot Information

Finished Floor Area

Abv Sqft:

1,308

Low Sqft:

Ttl Sqft:

1,308

Lot Sz Ar:

Lot Shape:

DOM

2

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Lane,Corner Lot,Street Lighting

Single Garage Detached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

High Efficiency,Forced Air,Natural Gas

Sewer:

Ext Feat:

None

Construction:

Composite Siding,Stone,Stucco,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Purifier,Water Softener,Window Coverings

Int Feat:

High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Kitchen
Dining Room
Foyer
Bedroom - Primary
4pc Ensuite bath
Bedroom
Laundry

Main 14`2" x 11`8"
Main 9`0" x 5`0"
Main 6`11" x 4`11"
Second 12`11" x 11`2"
Second 8`11" x 7`8"
Second 9`8" x 9`4"
Second 4`9" x 2`11"

Living Room
2pc Bathroom
Office
Walk-In Closet
Bedroom
4pc Bathroom

Main 15`2" x 14`2"
Main 5`2" x 4`11"
Main 5`11" x 5`2"
Second 6`11" x 4`10"
Second 10`9" x 8`9"
Second 8`2" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$270

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-CG

Legal Desc: 2310192

Remarks

Pub Rmks: Discover luxury and convenience in this stunning, high-end, south-facing corner townhouse in Banff Trail. With over 1,300 square feet of beautifully developed living space, and includes more than \$30,000 worth of upgrades. This 3 bedroom and 2.5 bathroom home is ideal for those seeking style, comfort and accessibility. The first and only family to live here, the owners have kept everything in pristine condition. This perfectly located townhome is just an 8 minute walk to the Banff Trail C-Train making downtown commutes effortless for professionals. It's also within walking distance to the University of Calgary and SAIT, offering an unbeatable location for students, faculty and staff. Set back from the main streets and facing sprawling green space, it offers a peaceful setting without sacrificing convenience. Families will appreciate that top rated schools are within walking distance, including Branton Junior High, a highly ranked French Immersion middle school, Capital Hill Elementary, and William Aberhart High School. Inside you will find beautifully crafted main floor with 10' ceilings, 6 new designer light fixtures, luxury vinyl plank flooring, and a sleek kitchen featuring an oversized island with waterfall quartz, custom cabinetry, and stainless steel appliances. Battery Powered 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 new custom glass shower door with matching glass shelving. Two additional bedrooms offer ample closet space and access to the main bathroom. Additional amenities include a Culligan water softener and reverse osmosis drinking water directly from the tap, UV-tinted windows by 3M for privacy and sun protection, and a 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 you to customize to fit your unique vision. A single detached garage, along with ample street parking, ensures plenty of space for residents and guests. With exceptional curb appeal and a big front lawn, this property stands out in the neighbourhood. Within walking distance, enjoy the Foothills Aquatic Centre, Golf Course, Tennis courts, a popular pump track and North Hill Mall for daily errands and grocery shopping, along with gym and the public library. Enjoy nearby parks, green spaces, and the Banff Trail Community Association, which offers year-round recreational activities. This upgraded luxurious townhome in a prime neighbourhood is truly a rare find - don't miss the chance to make it yours!

Inclusions: Culligan Water Purification System (2023), Culligan Water Softening System (2023), Air Conditioner (2023)

Property Listed By: Real Broker

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











