

# \$949,900 - 2417 22 Street Nw, Calgary

MLS® #A2228522

**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,910 sqft  
Residential on 0.07 Acres

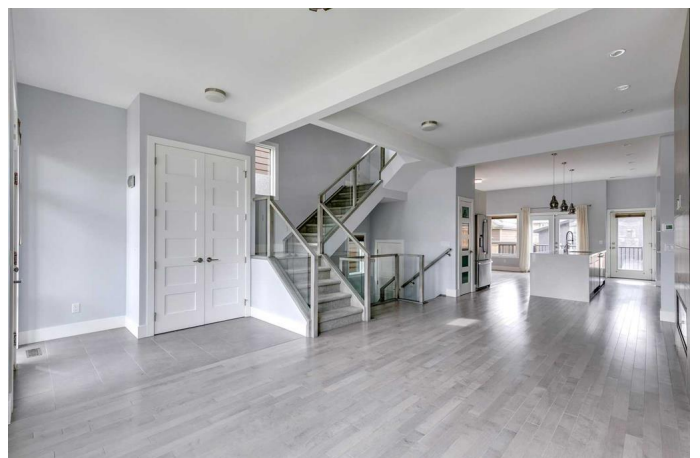
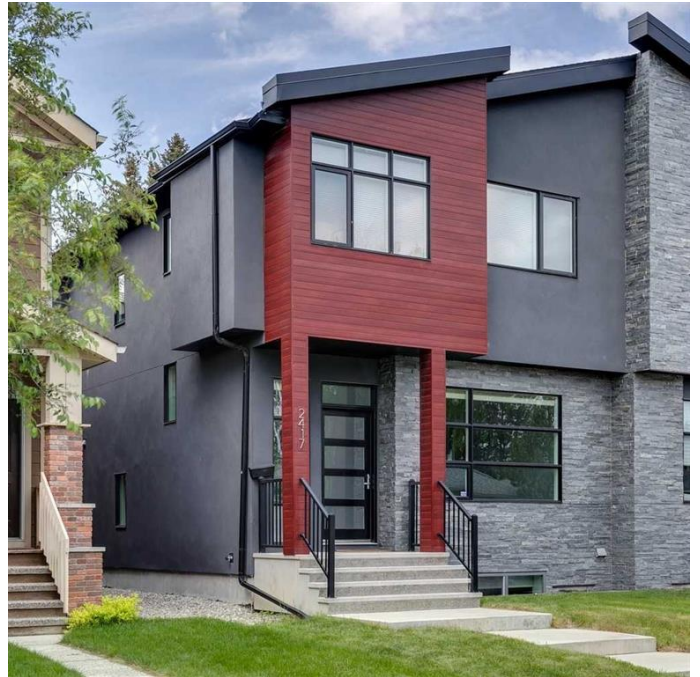
Banff Trail, Calgary, Alberta

Discover this meticulously maintained  
2016-built home in Banff Trail.

Premium custom finishes welcome you from moment you step foot into the spacious foyer and flow seamlessly across the maple flooring which spans both the main and upper floors. With an exceptional layout, the great room faces the front, accompanied by a cozy lounge equipped with a gas fireplace and the kitchen and dining room in the rear of the home overlooking the private backyard. The gourmet kitchen elevates daily living with high-end appliances, modern dual-tone cabinetry, a reverse osmosis drinking water system, and a full-size pantry – a rare luxury in inner-city infills.

Upstairs you'll find a stunning primary suite with custom king-bed nook and spa-like ensuite featuring a soaker tub and romantic double-sided fireplace. Two more generously sized bedrooms with custom built-ins in every closet, a four piece bath and laundry room complete the upper level.

The bright basement maximizes livability with high ceilings, oversized windows, a fourth bedroom and third full bathroom – the perfect retreat for guests or older children. Well-maintained mechanicals include a water softener and radon mitigation system. Outside, the southwest-facing composite deck captures endless summer sunshine.



Banff Trail is an established community offering easy access to downtown with a quick 5 minute walk to the LRT Station. It's an amazing location for those who commute to The University of Calgary, SAIT, ACAD, and The Foothills Hospital. The walkability of the neighbourhood is excellent with nearby cafes, Confederation Park and a playground and Community Association only one block away. This turn-key sanctuary delivers the sophisticated lifestyle discerning buyers expect in one of Calgary's most vibrant communities.

Built in 2016

### Essential Information

MLS® #	A2228522
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,910
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2417 22 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3W7

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Metal Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	29
Zoning	R-CG

## Listing Details

Listing Office	Charles
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