

\$800,000 - 2320 22 Street Nw, Calgary

MLS® #A2232193

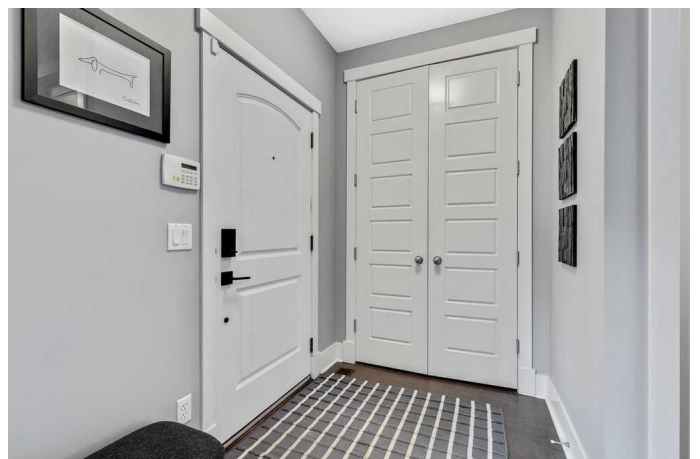
\$800,000

4 Bedroom, 4.00 Bathroom, 1,626 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Open house Sunday, June 22 from 1-3 pm Imagine being less than a ten-minute walk from the C-Train station for an easy commute to places around the city. Imagine living on a tree-lined street and having a large park just steps away. Imagine staying cool on hot summer nights with your central air conditioning. You don't have to imagine - you can have all of these things, and so much more, at this original-owner 2009-built infill in the heart of Banff Trail. With more than 2,300 square feet of developed space, this 3+1 bedroom, 3.5 bathroom is ready for new buyers to make memories in this lovely home. From the time you pull up out front, you'll notice the warmth with which the house greets you. Inside, the spacious entry flows seamlessly to the open concept main floor. The den at the front of the home has large windows and is a perfect place for working from home or enjoy it as a quiet reading nook. The kitchen features extensive dark maple cabinetry, quartz counters, large breakfast bar, and a corner pantry - and the stainless steel refrigerator, induction stove, and dishwasher are all less than five years old. The living room and dining room are open, which is great for entertaining, and the fireplace is perfect for cozy movie nights. A 2-piece washroom and large mudroom with built-in storage completes the main floor. Upstairs, there's a king-sized primary bedroom with a 5-piece ensuite (including dual sinks, a walk-in shower and a soaker tub) and a walk-in closet, plus two



more bedrooms and a 4-piece main bathroom. Conveniently, you'll also find a good-sized laundry room upstairs with a sink and extensive storage space. No more hauling loads of laundry up and down stairs from the basement! Speaking of the basement, this one was professionally finished by the original builder and features a large fourth-bedroom, another full bathroom, and a media room with extensive built-ins and extra sound-proofing insulation. Heading outside, you'll love the front porch and the large deck with built-in BBQ line, and the irrigation system in the front and back yards makes keeping your grass green a breeze. No need to worry about parking - with a double-detached insulated garage, and plenty of on-street parking for guests. Come see for yourself why 2320 22 St NW should be your new home!

Built in 2009

Essential Information

MLS® #	A2232193
Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,626
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

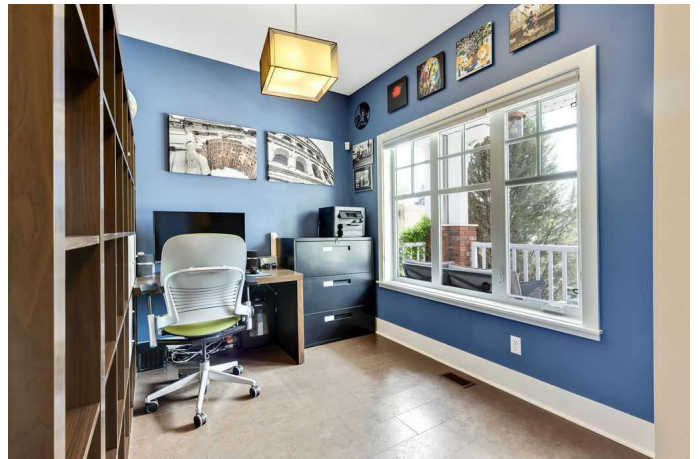
Community Information

Address	2320 22 Street Nw
Subdivision	Banff Trail

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3W4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2



Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.