

2024 22 Avenue NW  
Calgary, Alberta

MLS # A2173088



**\$698,880**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting		

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

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!