

# \$879,900 - 2352 22 Street Nw, Calgary

MLS® #A2249870

**\$879,900**

4 Bedroom, 4.00 Bathroom, 1,757 sqft

Residential on 0.07 Acres

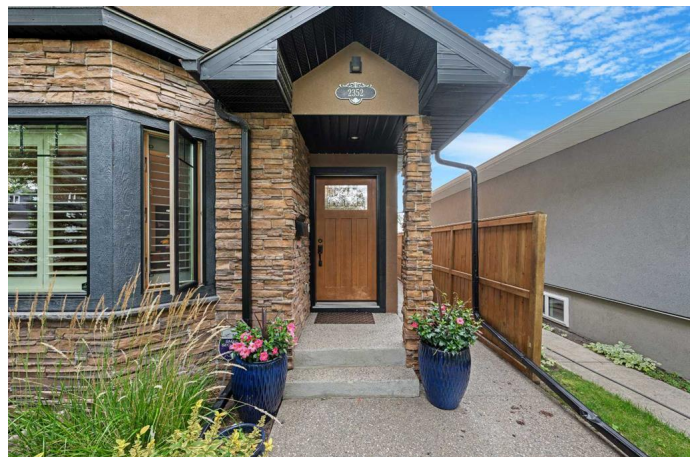
Banff Trail, Calgary, Alberta

**\*\*OPEN HOUSE this Saturday on Aug 23rd at 2-4PM\*\*** Proudly Loved & Beautifully Maintained | East-Facing Backyard Backing onto School Yard | Steps to C-Train & Schools |

With over 2,490 sq.ft. of living space, this half duplex combines timeless design with an unbeatable location. Proudly cared for by its owners, the home offers an east-facing backyard retreat that backs directly onto a school yard—ensuring lasting privacy, open views, and beautiful sunrises. Just a short 5-minute walk directly to the C-Train platform (no walking through parking lots) and nearby schools, everything you need is close at hand.

Main floor highlights include 9-ft ceilings, gleaming hardwood, a spacious Dining Room with shuttered windows, and an open Kitchen and Living Room. The Kitchen features warm cherry wood cabinetry, granite counters, and a centre island with raised bar, flowing into the Living Room with gas fireplace and large windows framing the backyard. Step outside to a fully landscaped retreat with stone patio, mature greenery, and zero grass to maintain—perfect for private gatherings or quiet relaxation.

On the upper level, the Primary Suite stands out with vaulted ceilings, a cozy gas fireplace and sitting area, and a large east-facing window overlooking the school yard—ideal for



catching sunrises and moonrises. The walk-in closet includes built-in drawers and shoe cubbies for ample organization. The spacious 5-pc Ensuite includes a skylight, double vanity, granite counters, soaker tub, and oversized shower. Two additional Bedrooms and a spacious 4-pc Bath with soaker tub complete this level.

The fully finished basement offers a large Recreation Room, 4th Bedroom, 3-pc Bath, and Storage Room, with quality wool Berber carpet throughout the basement. Additional features include a new (2024) on-demand hot water heater, back-lane access, and an insulated double garage.

Perfectly situated, this home also offers easy access to the airport, a straightforward drive west to Banff, and close proximity to U of C, SAIT, Market Mall, and other local amenities—combining comfort, convenience, and adventure in one rare find.

Built in 2008

**Essential Information**

MLS® #	A2249870
Price	\$879,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,757
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2352 22 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3W4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 21st, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

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.