

**2320 22 Street NW
Calgary, Alberta**

MLS # A2232193



\$800,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,626 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: children's bed frame/structure, two TV wall mounts (TVs excluded), window coverings,

Open house cancelled 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!