

\$949,000 - 2406 22 Street Nw, Calgary

MLS® #A2250035

\$949,000

4 Bedroom, 4.00 Bathroom, 1,926 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Not your typical infill—this exceptional residence, crafted by the experienced and reputable Marygold Homes, offers over 2,800 sq. ft. of developed living space in the heart of Banff Trail. Its central location provides quick access to the LRT, public transit, top-rated schools, and the University of Calgary. Downtown is just a short commute, while living on the city's west side means effortless weekend escapes to the Canadian Rockies. Flooded with natural light, the main floor boasts wide plank hardwood and floors 10-foot ceilings throughout. A versatile front flex space—ideal for a home office or den—leads into a spacious open-concept living area at the rear. The chef's kitchen impresses with a large island, wall oven, gas cooktop, and abundant storage. A linear gas fireplace with elegant built-ins anchors the living room, offering backyard views, while the dining area—with its stylish built-in hutch—creates the perfect setting for family dinners or entertaining. A well-planned mudroom with generous storage helps keep the household organized, and a central vac system adds everyday convenience. Upstairs, three generous bedrooms await. The primary retreat boasts a vaulted ceiling, double-sided fireplace, and a luxurious five-piece ensuite with heated floors. Two additional bedrooms, a four-piece bath, and a laundry room with sink complete the level. The fully developed lower level extends the living space with a fourth bedroom, full bath, expansive rec/media room,



and a wet bar with beverage fridge. Comfort features such as in-floor hot water heating and a built-in sound system ensure year-round enjoyment. This executive-level, turnkey property is designed for buyers who appreciate the best of inner-city living in Calgary. Call for more information!

Built in 2018

Essential Information

MLS® #	A2250035
Price	\$949,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,926
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2406 22 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2M3

Amenities

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

Interior

Interior Features	Bar, Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Skylight(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Master Bedroom, Double Sided, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.