

# \$1,149,900 - 2020 22 Avenue Nw, Calgary

MLS® #A2261556

**\$1,149,900**

5 Bedroom, 5.00 Bathroom, 1,940 sqft  
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

**\*\*THE BUYER STILL HAS THE OPTION TO MODIFY THE FLOOR PLANS FOR THE UPPER LEVEL AND BASEMENT. ADDITIONALLY, THE BUYER CAN CHOOSE TO REMOVE THE LEGAL SUITE AND OPT INTO FAMILY ROOM, GYM, AND A ONE-BEDROOM BASEMENT, OR CUSTOMIZE THE LAYOUT ACCORDING TO THEIR PREFERENCES.\*\*** Welcome to this exquisite, newly built luxury infill located in the highly sought-after inner-city community of Banff Trail. Offering over 3,000 sq ft of meticulously designed living space, this stunning home features 5 bedrooms, 4.5 bathrooms, and a legal 2-bedroom basement suite with a private entrance and separate laundry—perfect for extended family, guests, or rental income.

The main floor showcases an open-concept layout with engineered hardwood flooring throughout, blending elegance with functionality. The spacious dining area features a striking custom feature wall, setting the tone for upscale entertaining. The heart of the home is the expansive gourmet kitchen, complete with a long central island, premium cabinetry, sleek quartz countertops, and high-end stainless steel appliances. A pocket office enclosed with a stylish glass wall offers a quiet and modern workspace, ideal for working from home. The inviting living room centers around a beautifully designed electric fireplace, creating a cozy ambiance



year-round. A well-appointed 2-piece powder room and a large mudroom with built-in storage and custom millwork provide practical convenience.

Upstairs, you'll find three generously sized bedrooms, each with ample closet space. Two secondary bedrooms include ensuite access, and the primary retreat features a spa-inspired 5-piece ensuite with dual sinks, a standalone shower roughed-in for a steam unit, and a large walk-in closet. A full laundry room with storage and counter space completes the upper level.

The fully developed basement offers incredible flexibility with a 2-bedroom legal suite that includes a full kitchen, separate laundry, and private entrance—perfect for multigenerational living or added revenue potential.

Outside, enjoy a fully landscaped backyard, with a deck and privacy wall thoughtfully installed between the neighboring homes, ensuring a private and peaceful outdoor space.

Ideally located close to the University of Calgary, SAIT, top-rated schools, parks, public transit, and major routes, this home combines urban convenience with high-end finishes and smart design.

Built in 2025

### **Essential Information**

MLS® #	A2261556
Price	\$1,149,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	1,940
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2020 22 Avenue NW
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1M9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Range
Heating	ENERGY STAR Qualified Equipment
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco



**MAIN FLOOR**

Foundation            Poured Concrete

### **Additional Information**

Date Listed            October 8th, 2025

Zoning                 R-CG

### **Listing Details**

Listing Office         Real Broker

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