

# \$909,900 - 1906 22 Avenue Nw, Calgary

MLS® #A2259081

**\$909,900**

4 Bedroom, 4.00 Bathroom, 1,912 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

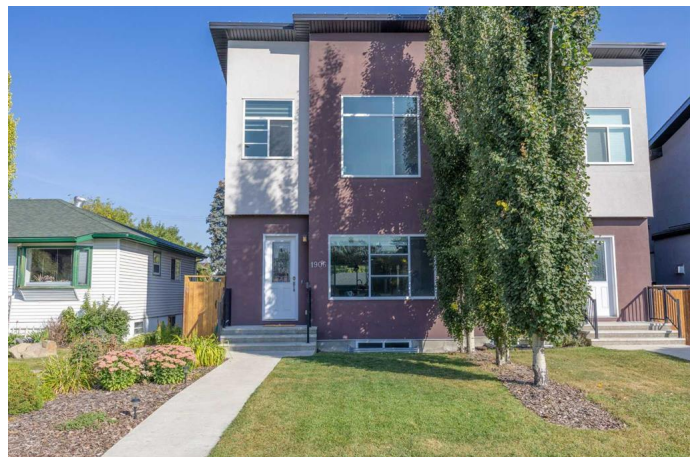
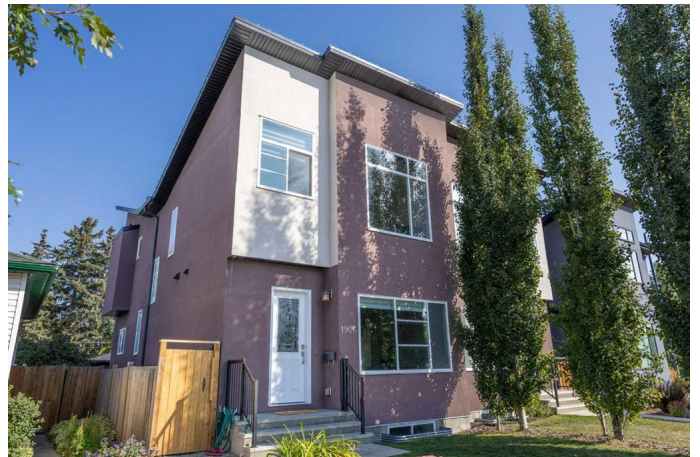
**\*Open House Saturday Sept 27th 2-4PM\***

Welcome to this luxurious 4-bedroom, 3.5-bath semi-detached home in the highly sought-after community of Banff Trail, ideally located directly across from two schools.

Step inside and be greeted by soaring 10'™ ceilings and rich hardwood floors that flow throughout the main level. The open-concept layout is designed for both everyday living and entertaining, featuring a spacious dining area perfect for large gatherings. The chef-inspired kitchen offers upgraded white custom cabinetry, a massive quartz island, and premium finishes that overlook the inviting living room complete with a tile-surround gas fireplace. A stylish 2-piece powder room completes the main floor.

Upstairs, skylights flood the stairwell with natural light. The primary retreat boasts dramatic vaulted ceilings, a custom walk-in closet with built-ins, and a spa-like 5-piece ensuite with jetted tub and dual vanities. Two additional bedrooms also feature vaulted ceilings and custom built-in closets, alongside a 4-piece bath and full-size laundry room.

The fully developed basement is designed for relaxation and entertainment, showcasing a spacious rec room with built-in speakers, a wet bar, and plenty of room for movie nights. A fourth bedroom with its own built-in closet and a 4-piece bathroom complete the lower level.



Additional highlights include central air conditioning, a spacious backyard, and a double detached garage, along with custom built-ins throughout the home for premium storage and organization.

Unbeatable location: directly across from St. Pius (catholic) and Capitol Hill schools, with Branton Jr. High just a 5-minute walk and Aberhart High within 15 minutes. You're also minutes away from North Hill Shopping Centre, SAIT, restaurants, West Confederation Park, splash parks, bike trails, and LRT stations for an easy commute.

This home combines luxury, functionality, and an exceptional location – a true gem in Banff Trail.

Built in 2015

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2259081               |
| Price          | \$909,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,912                  |
| Acres          | 0.07                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1906 22 Avenue Nw |
| Subdivision | Banff Trail       |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2M 1R7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, See Remarks, Skylight(s), Vaulted Ceiling(s)                    |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Oven-Built-In, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas, Living Room, Tile                                                                                                              |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Storage                                                                                                |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, See Remarks, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                                                    |
| Construction      | Stucco, Wood Frame                                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 18                   |
| Zoning         | R-CG                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® 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.