

$ 818,850.00

# 2425 22A STREET NW CALGARY

https://paulbrinton.com

Looking for an UPGRADED home in impeccable condition with MORE SPACE? This THREE storey home will check everything off your list! With almost 2,900 SF of total space, this 3 bedroom up, 1 down is the perfect home for your family. You'll fall in love with the kitchen: full height...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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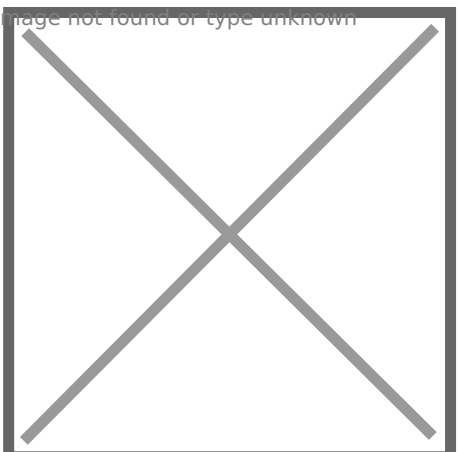

## BASIC FACTS

**Style:** 2 and Half Storey, Side by Side

**MLS ® #:** A1140866

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-22 22:27:17

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 09/20/21

**Two Piece Bath:** 1

**Lot size:** 2992 sq ft

**Year built:** 2011

**Parking:** Alley Access, Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas

**Exterior Features:** Garden

**District:** CAL Zone CC

**Interior Features:** Breakfast Bar,Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Community Features:** Golf,Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Lot Features:** Back Lane,Back Yard,Landscaped,Level,Rectangular Lot

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** 2 and Half Storey

**Laundry features:** Upper Level

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** $ 389.00

**Title Land:** Fee Simple

**Photo Count:** 39

**Rooms Above Grade:** 7

**Unit Exposure:** E

**Construction Materials:** Brick,Stucco,Wood Frame,Wood Siding

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 7.61M 25`0"

**Appliances:** Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

**Living Area SF:** 2105.00

**Subdivision Name:** Banff Trail

**Structure Type:** Duplex

**Lot Size Acres:** 0.07

**Restrictions:** None Known