

Banff Trail

2316 22nd Street NW



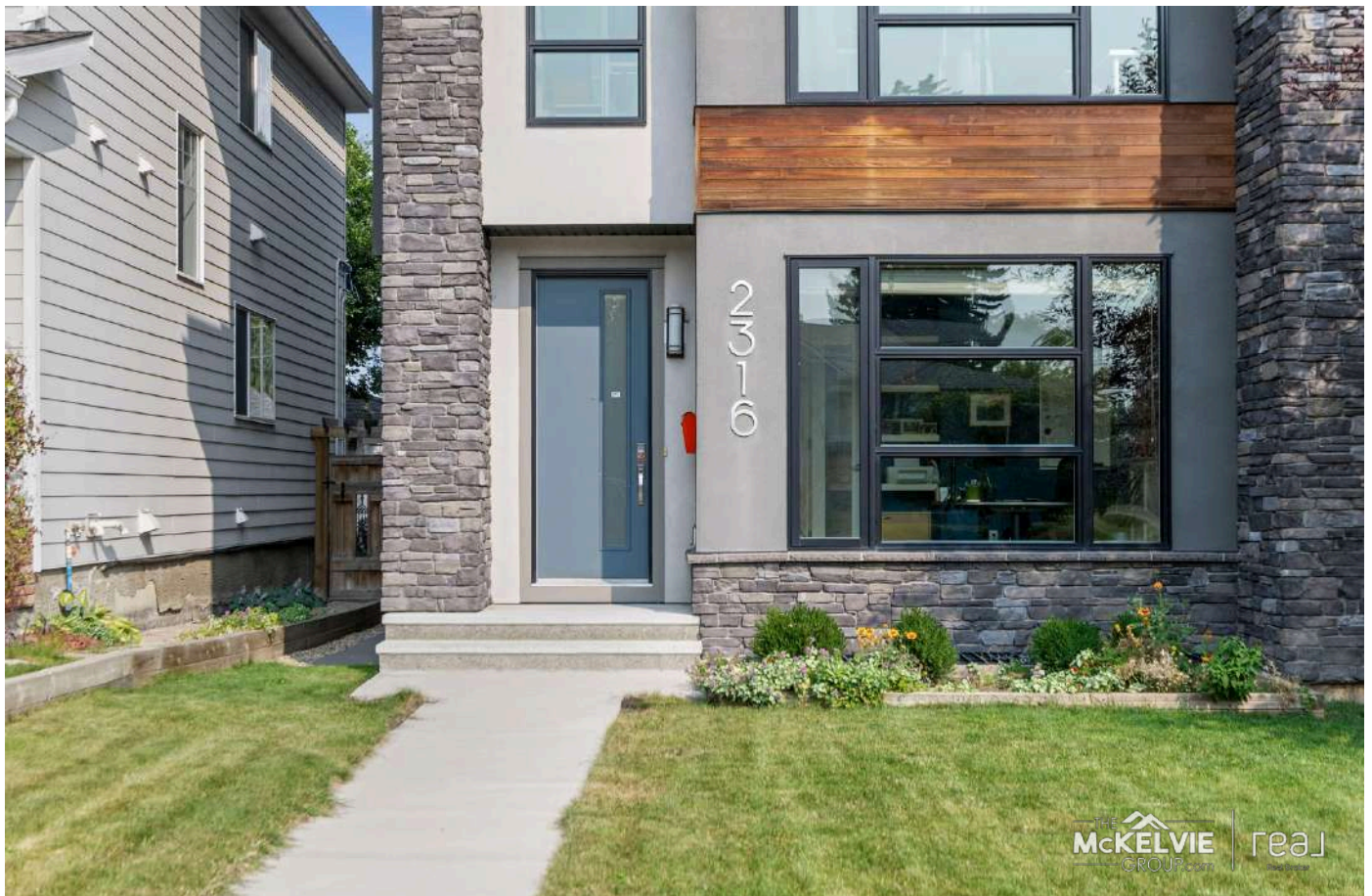
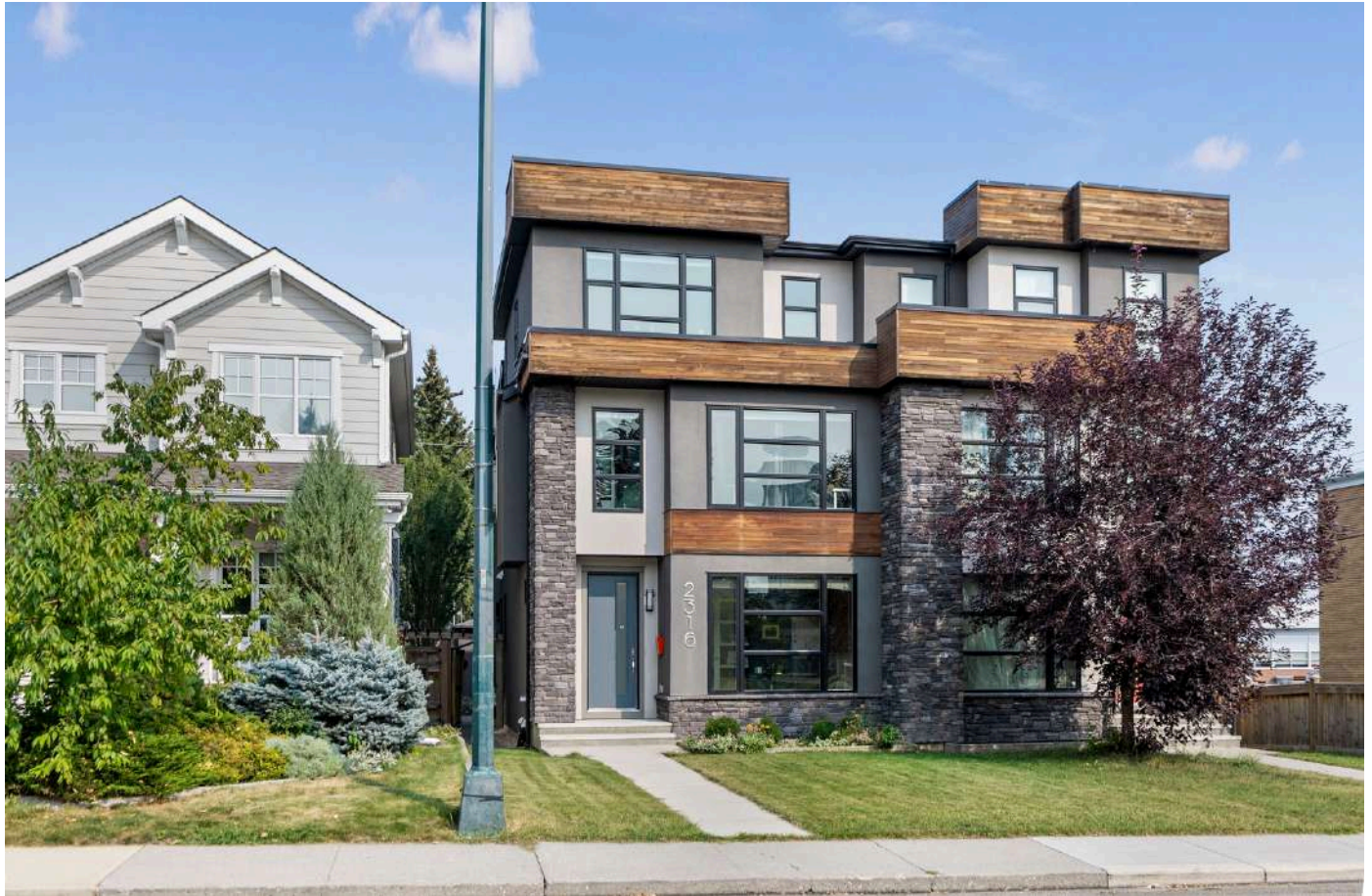
THE
McKELVIE
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real
Real Broker



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www.themckelviigroup.com



2316 22nd Street NW

Step into refined elegance with this remarkable 3-storey, 3,380 square feet of fully developed semi-detached home in the desirable community of Banff Trail. This is a rare opportunity to experience modern luxury in an established, tree-lined neighbourhood that captures the best of inner-city living. From the moment you arrive, stunning curb appeal and quiet sophistication set the stage. Inside, wide-plank and durable luxury vinyl plank flooring carry you through a bright, open main level, where natural light pours through oversized windows. At the front of the home, a sun-drenched office with custom built-ins and tall windows creates a workspace that feels inspiring and is perfect for remote work, quiet reading, or creative pursuits. The heart of the home is the show-stopping kitchen, featuring modernized and functional upgrades. An expansive quartz island becomes the gathering place for friends and family, while the professional 6-burner gas range, built-in wall oven, premium stainless steel appliance package, and generous walk-in pantry are ready to elevate every meal, from busy weekday breakfasts to elegant dinner parties. The kitchen flows seamlessly into the sophisticated family room, where a stone-surround gas fireplace anchors the space, offering a warm backdrop for relaxing nights and casual conversations. Upstairs, the second level is highlighted with a central flex room and is ideal as a media space, playroom, or cozy reading nook. Both bedrooms on this floor are generously sized, each with walk-in closets and spa-inspired ensuites, one with a serene 4-piece retreat, the other a 5-piece oasis with dual vanities and a private water closet. Continue upward to discover the crown jewel of the home, the third-floor primary loft retreat. This is a true sanctuary, featuring a spacious bedroom, sitting area, and a luxurious ensuite with heated floors, dual vanities, a steam shower, a deep soaker tub, and a boutique-style walk-in closet with custom built-ins. Imagine beginning your mornings here with sunlight streaming in, coffee in hand, and ending your evenings with a quiet soak and a moment of calm above the city. The fully finished basement is designed for entertaining and unwinding. With a large recreation room, sleek wet bar, an additional bedroom with walk-in closet, and a full bath, this level is perfect for guests, teens, or hosting game nights. Built-in speakers throughout the home enhance every occasion, while central air conditioning ensures year-round comfort. Step outside to a private backyard retreat, where a spacious patio is perfect for summer barbecues, or simply unwinding with a glass of wine after a long day. The low maintenance landscaping offers a peaceful, green escape without extra weekend work. At the rear of the property, a double detached garage provides secure parking, extra storage, and all-weather convenience. Excellent schools, quick access to LRT, Crowchild Trail, and 16 Avenue ensure convenience without sacrificing character.

ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 6'2" x 4'11"
Dining: 13'4" x 9'1"
Foyer: 10'9" x 8'10"
Kitchen: 13'3" x 13'11"
Living: 13'7" x 11'5"
Mudroom: 6'2" x 11'4"
Office: 11'10" x 10'3"

2ND FLOOR

4pc Ensuite: 8'5" x 5'6"
5pc Bath: 4'11" x 13'5"
Bedroom: 12' x 12'9"
Bedroom: 13'11" x 14'11"
Family Room: 13'5" x 18'10"
Laundry: 8'3" x 6'

3RD FLOOR

5pc Ensuite: 9'7" x 12'2"
Bonus Room: 12'8" x 12'8"
Primary: 15'6" x 14'8"
Wic: 6'6" x 9'9"

BASEMENT

4pc Bath: 9'5" x 5'
Bedroom: 13'7" x 12'
Rec Room: 18'8" x 18'10"

Room Measurements

Utility: 9'5" x 6'10"

Detached Garage

DETACHED GARAGE

Garage: 19'3" x 19'2"

Main Building

MAIN FLOOR

Interior Area: 828.62 sq ft
Excluded Area: 14.42 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 899.50 sq ft

2ND FLOOR

Interior Area: 883.98 sq ft
Excluded Area: 14.65 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 958.59 sq ft

3RD FLOOR

Interior Area: 687.24 sq ft
Excluded Area: 14.10 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 753.05 sq ft

BASEMENT (Below Grade)

Interior Area: 702.55 sq ft
Excluded Area: 64.15 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 771.46 sq ft
Finished Area: 767.50 sq ft

Floor Area Information

Detached Garage

DETACHED GARAGE

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 2399.84 sq ft
Excluded Area: 43.17 sq ft
Exterior Area: 2611.14 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 3102.39 sq ft
Finished Area (Below Grade): 767.50 sq ft
Excluded Area: 107.32 sq ft
Exterior Area: 3382.60 sq ft

Total Above Grade Floor Area, Detached Garage

Excluded Area: 370.16 sq ft

Total Area (Above & Below Grade), Detached Garage

Excluded Area: 370.16 sq ft

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.



2316 22 Street NW Calgary, AB T2M3W4

Residential
Active

A2253770

PD:

DOM: 1

LP: \$1,150,000.00

OP: \$1,150,000.00

Banner:

No Neighbours Behind You..A Rare Opportunity to Own One of Banff Trail's Largest Semi-Detached Homes



Class:	Semi Detached (Half Duplex)	City:	Calgary
County:	Calgary	Subdivision:	Banff Trail
Type:	Duplex	Ttl Beds:	4
Levels:	Three Or More	F/H Bth:	4/1
Year Built:	2014	RMS SQFT:	2,611.14
LINC#:	0036391209	LP/SF:	\$440.42
Arch Style:	3 (or more) Storey, Attached-Side by Side	Suite:	No
Possession:	90 Days / Neg	Lot Size:	3003 SF 278.99 SM
Lot Dim:		Lot Depth:	36.57 M 119.99'
Front Length:	7.62M 25' 0"	Lot:	23
Legal Desc:	1413040;13;23	Condo:	No
Legal Pln:	1413040	Blk:	13
Zoning:	R-CG	Tax Amt/Yr:	\$5,939.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	SW
Restrict:	None Known		

Recent Change: **09/11/2025 : NEW**

Public Remarks: Step into refined elegance with this remarkable 3-storey, 3,380 square feet of fully developed semi-detached home in the desirable community of Banff Trail. This is a rare opportunity to experience modern luxury in an established, tree-lined neighbourhood that captures the best of inner-city living. From the moment you arrive, stunning curb appeal and quiet sophistication set the stage. Inside, wide-plank and durable luxury vinyl plank flooring carry you through a bright, open main level, where natural light pours through oversized windows. At the front of the home, a sun-drenched office with custom built-ins and tall windows creates a workspace that feels inspiring and is perfect for remote work, quiet reading, or creative pursuits. The heart of the home is the show-stopping kitchen, featuring modernized and functional upgrades. An expansive quartz island becomes the gathering place for friends and family, while the professional 6-burner gas range, built-in wall oven, premium stainless steel appliance package, and generous walk-in pantry are ready to elevate every meal, from busy weekday breakfasts to elegant dinner parties. The kitchen flows seamlessly into the sophisticated family room, where a stone-surround gas fireplace anchors the space, offering a warm backdrop for relaxing nights and casual conversations. Upstairs, the second level is highlighted with a central flex room and is ideal as a media space, playroom, or cozy reading nook. Both bedrooms on this floor are generously sized, each with walk-in closets and spa-inspired ensuites, one with a serene 4-piece retreat, the other a 5-piece oasis with dual vanities and a private water closet. Continue upward to discover the crown jewel of the home, the third-floor primary loft retreat. This is a true sanctuary, featuring a spacious bedroom, sitting area, and a luxurious ensuite with heated floors, dual vanities, a steam shower, a deep soaker tub, and a boutique-style walk-in closet with custom built-ins. Imagine beginning your mornings here with sunlight streaming in, coffee in hand, and ending your evenings with a quiet soak and a moment of calm above the city. The fully finished basement is designed for entertaining and unwinding. With a large recreation room, sleek wet bar, an additional bedroom with walk-in closet, and a full bath, this level is perfect for guests, teens, or hosting game nights. Built-in speakers throughout the home enhance every occasion, while central air conditioning ensures year-round comfort. Step outside to a private backyard retreat, where a spacious patio is perfect summer barbecues, or simply unwinding with a glass of wine after a long day. The low maintenance landscaping offers a peaceful, green escape without extra weekend work. At the rear of the property, a double detached garage provides secure parking, extra storage, and all-weather convenience. Excellent schools, quick access to LRT, Crowchild Trail, and 16 Avenue ensure convenience without sacrificing character.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P						
Baths:	0	1	0	1	1	0	Bed Abv:	3	Main:	83.57	Mtr2	899.50
EnSt Bth:	0	0	0	1	1	0	Rms Abv:	10	Upper:	89.06	Mtr2	958.59
									Blw Grade:	71.30	Mtr2	767.50
Garage Dims (L x W):									Total AG:	242.58	Mtr2	2,611.14
												SqFt

Property Information

Basement:	Finished, Full	Laundry Ft:	Sink, Upper Level
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Stone, Stucco, Wood Siding	Fireplaces:	1/Decorative, Gas, Insert, Living Room, See Remarks, Stone
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck, See Remarks
Reports:	None		
Warranty:	None		
Parking:	Alley Access, Double Garage Detached, Garage Door Opener	Total:	4
Features:	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		



Comm Feature: Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Lot Features: Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, Street Lighting
Goods Include: N/A
Appliances: Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Other Equip: Garage Door Opener
Goods Exclude: N/A

Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	6' 2" x 4' 11"	1.88M x 1.50M	Dining Room	Main	13' 4" x 9' 1"	4.06M x 2.77M
Foyer	Main	10' 9" x 8' 10"	3.28M x 2.69M	Kitchen	Main	13' 3" x 13' 11"	4.04M x 4.24M
Living Room	Main	13' 7" x 11' 5"	4.14M x 3.48M	Mud Room	Main	6' 2" x 11' 4"	1.88M x 3.45M
Office	Main	11' 10" x 10' 3"	3.61M x 3.12M	4pc Ensuite bath	Upper	8' 5" x 5' 6"	2.57M x 1.68M
5pc Bathroom	Upper	4' 11" x 13' 5"	1.50M x 4.09M	Bedroom	Upper	12' 0" x 12' 9"	3.66M x 3.89M
Bedroom	Upper	13' 11" x 14' 11"	4.24M x 4.55M	Family Room	Upper	13' 5" x 18' 10"	4.09M x 5.74M
Laundry	Upper	8' 3" x 6' 0"	2.51M x 1.83M	5pc Ensuite bath	3rd	9' 7" x 12' 2"	2.92M x 3.71M
Bonus Room	3rd	12' 8" x 12' 8"	3.86M x 3.86M	Bedroom - Primary	3rd	15' 6" x 14' 8"	4.72M x 4.47M
Walk-In Closet	3rd	6' 6" x 9' 9"	1.98M x 2.97M	4pc Bathroom	BSMT	9' 5" x 5' 0"	2.87M x 1.52M
Bedroom	BSMT	13' 7" x 12' 0"	4.14M x 3.66M	Game Room	BSMT	18' 8" x 18' 10"	5.69M x 5.74M
Furnace/Utility Roo	BSMT	9' 5" x 6' 10"	2.87M x 2.08M				



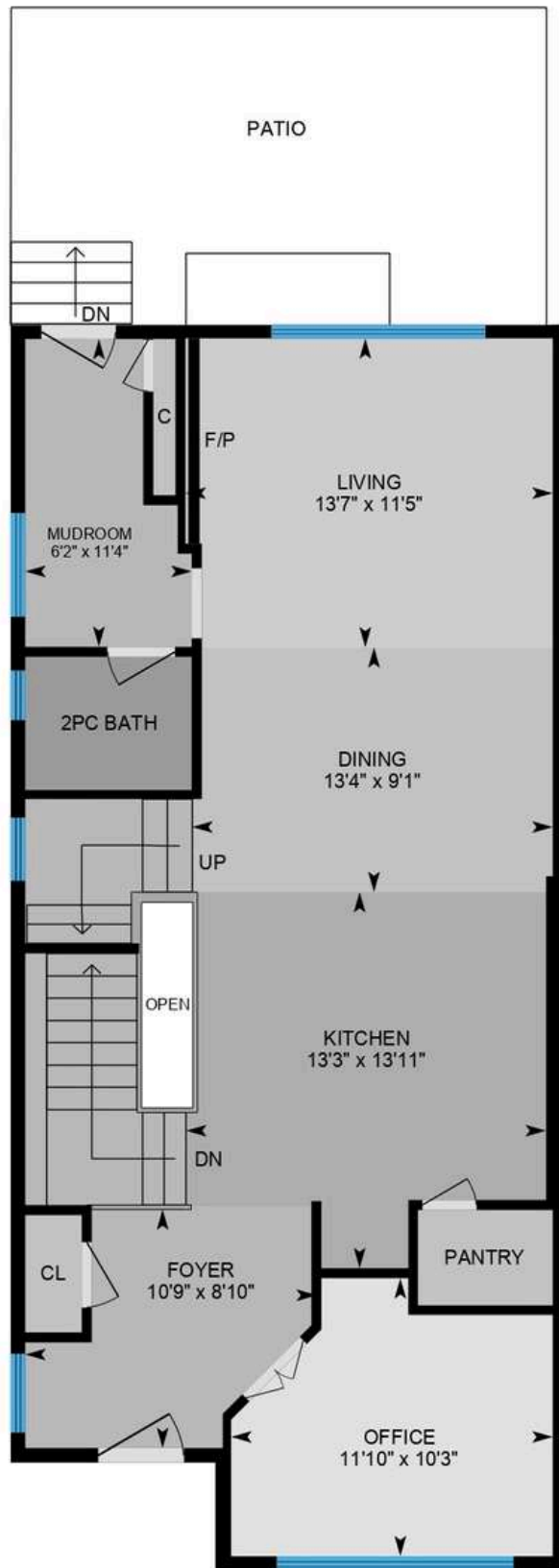
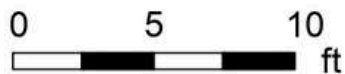
THE FLOOR PLAN

MAIN FLOOR:

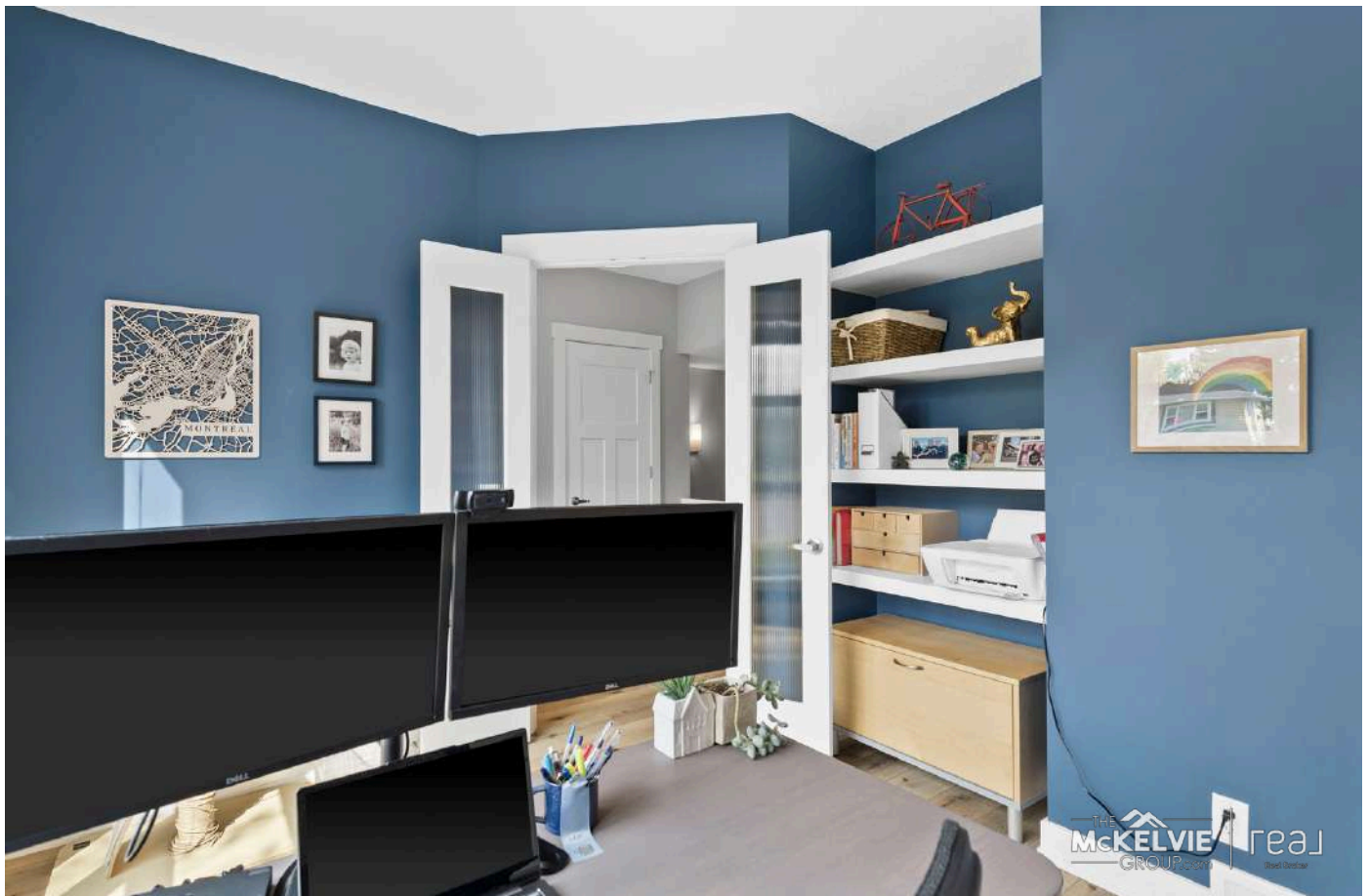
EXTERIOR AREA:
899.50 SQ. FT.

INTERIOR AREA:
828.62 SQ. FT.

EXCLUDED AREA:
14.42 SQ. FT.





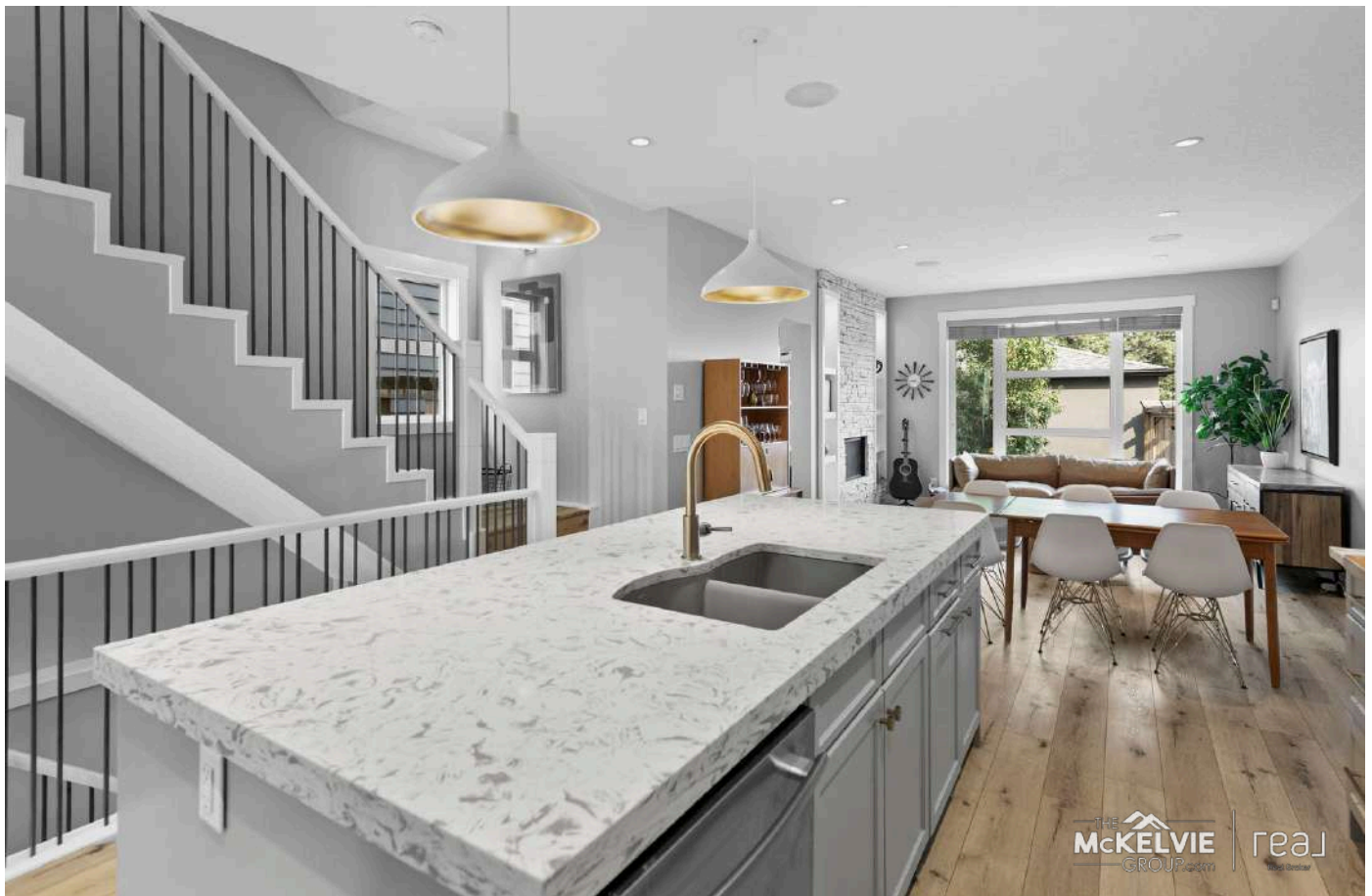


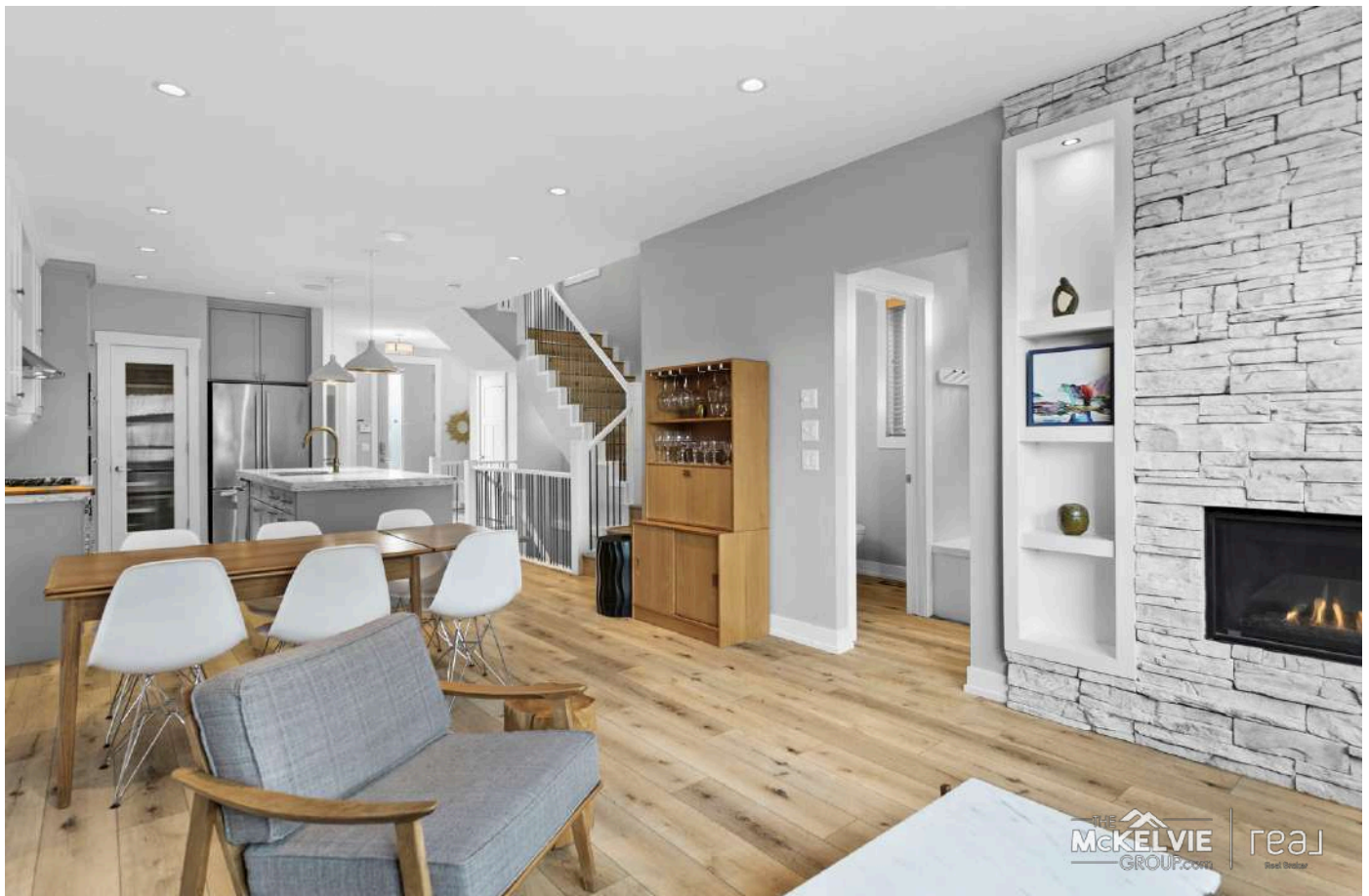
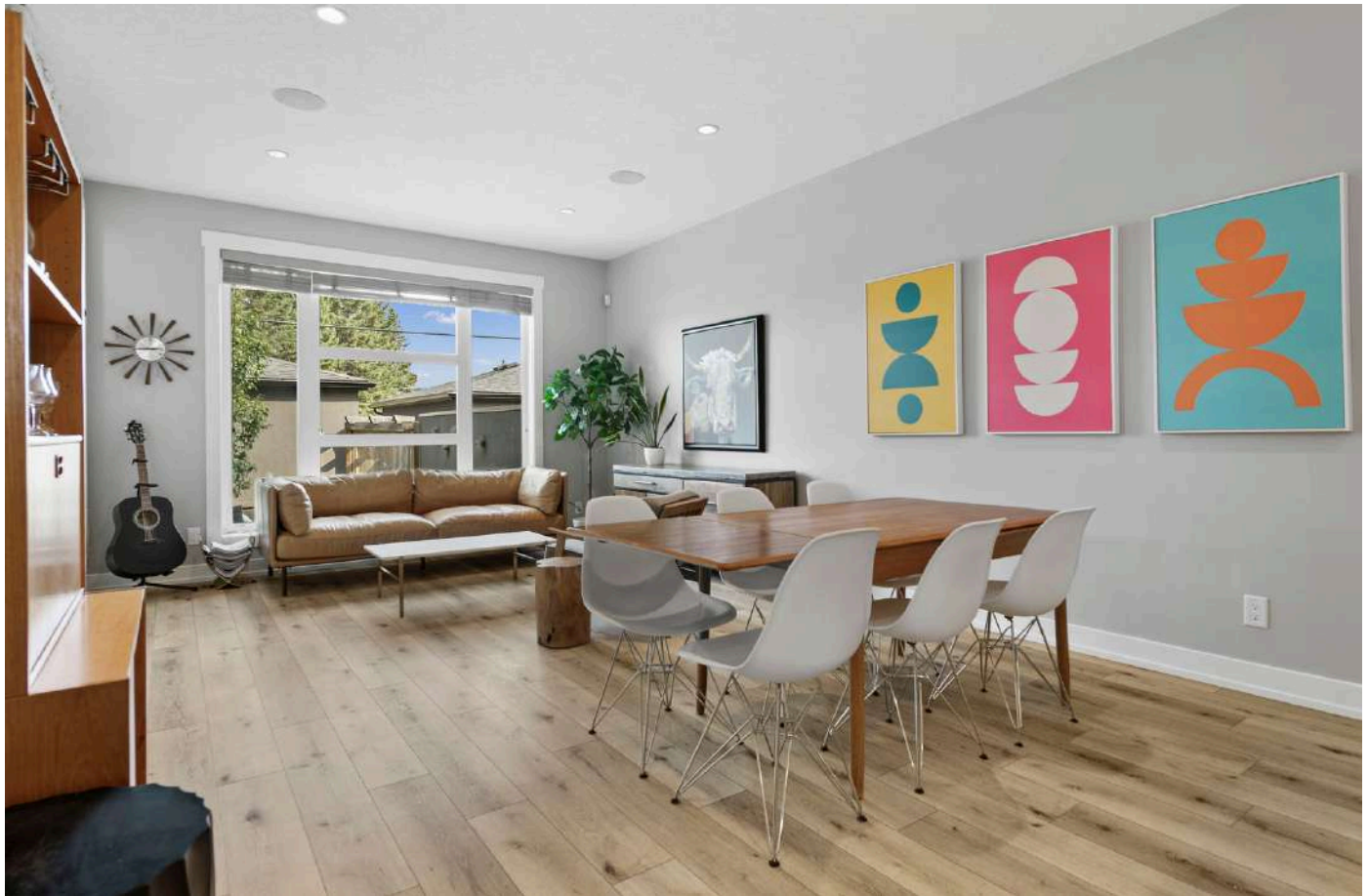


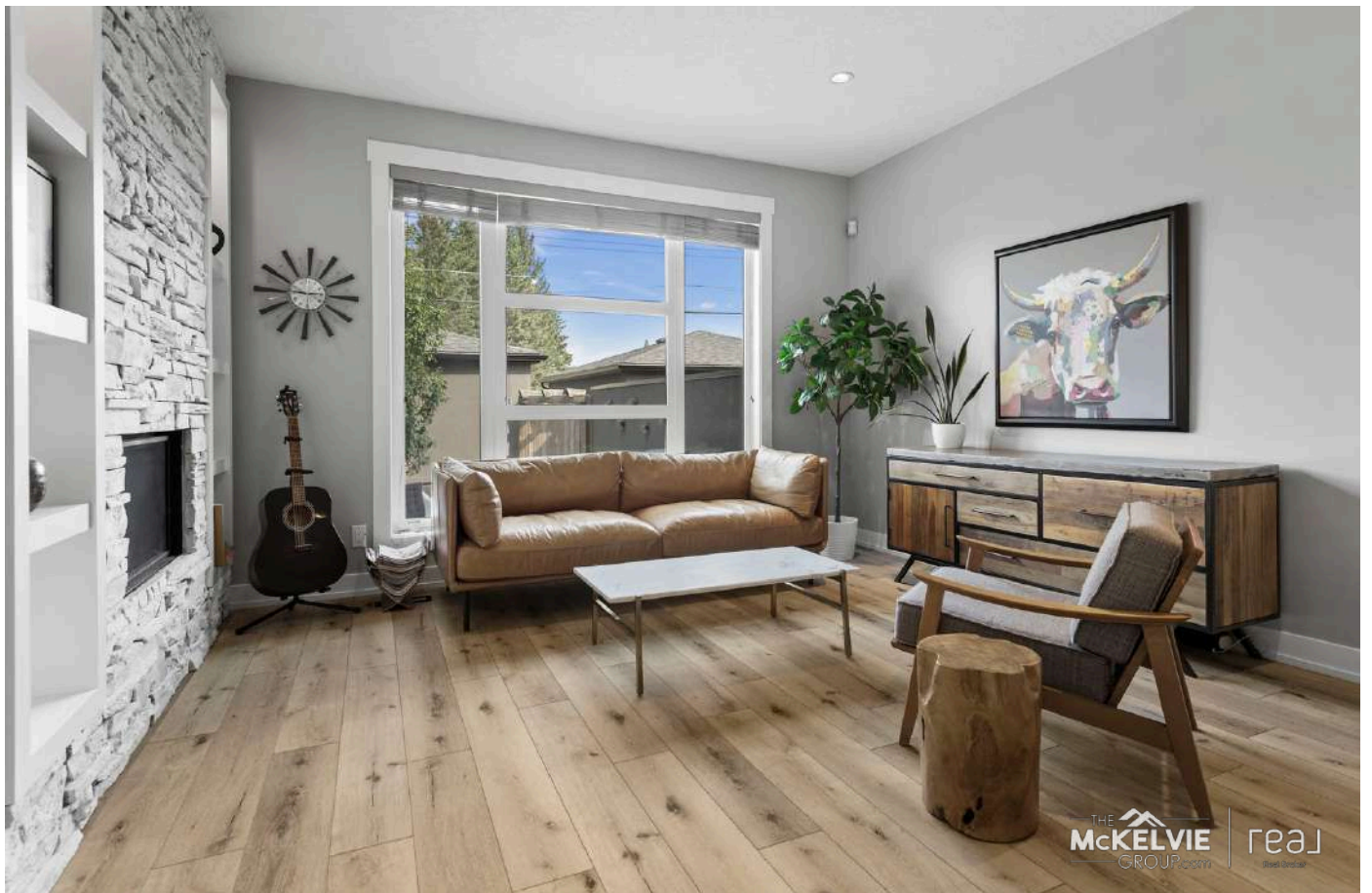


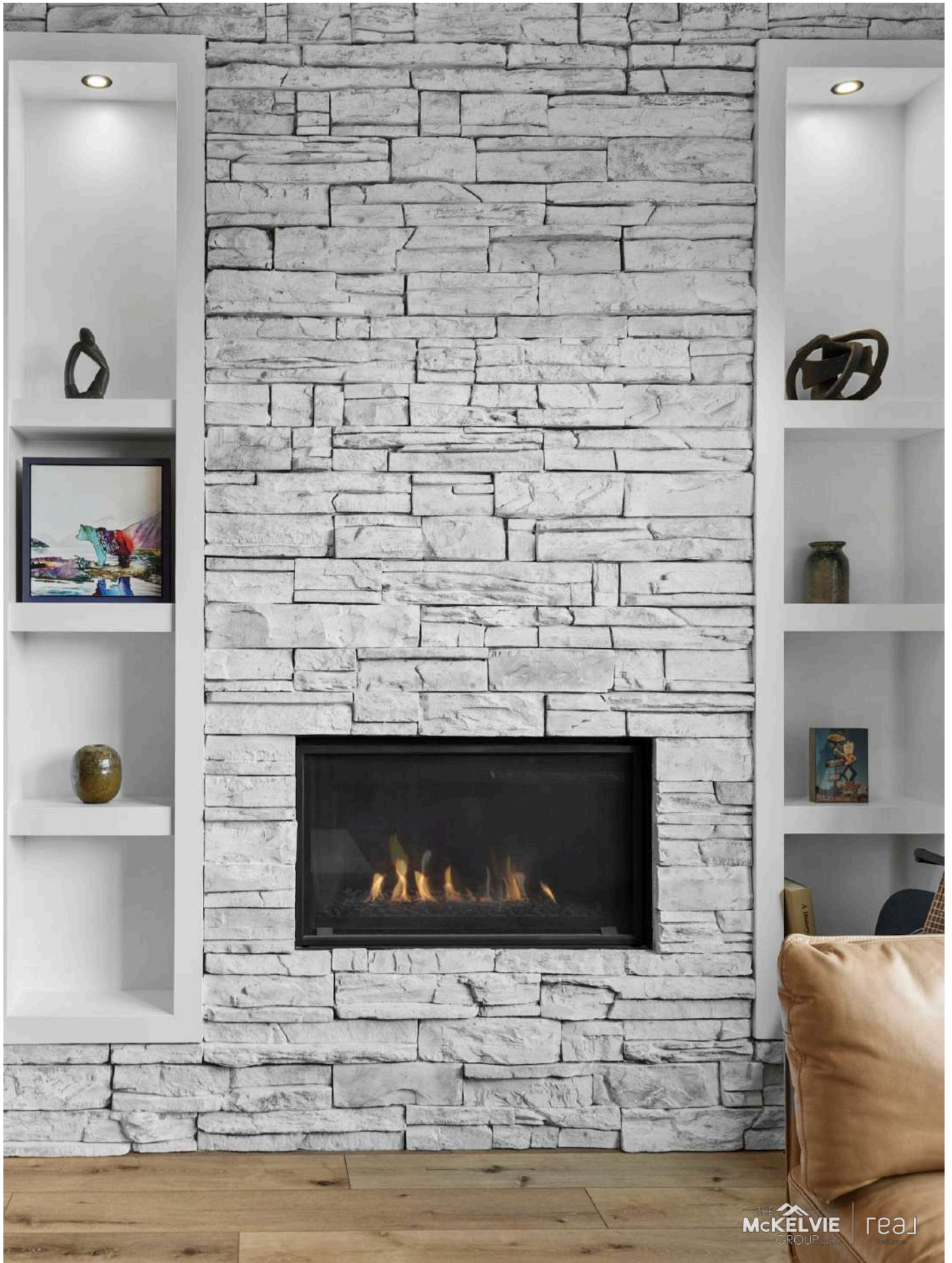




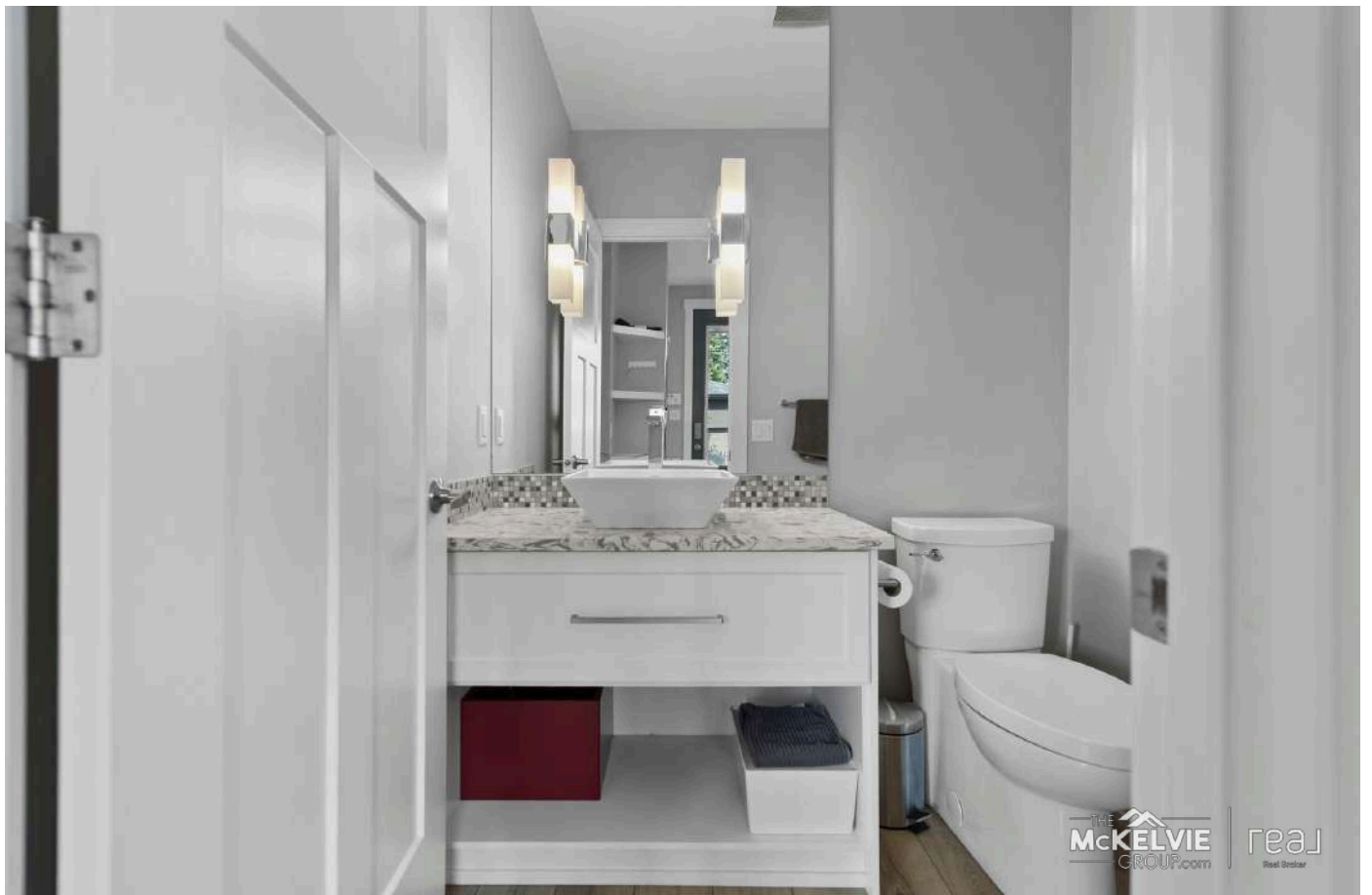


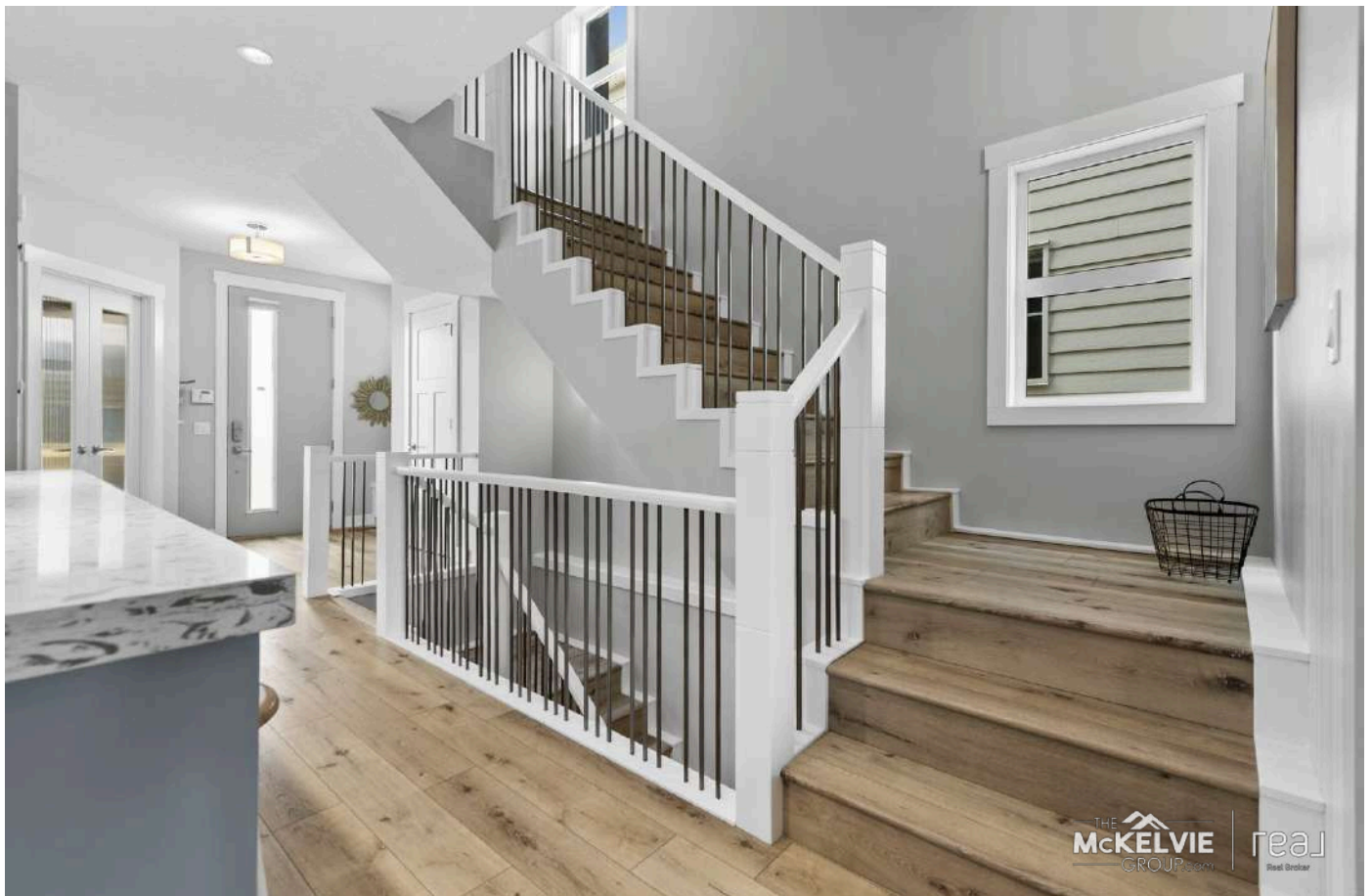












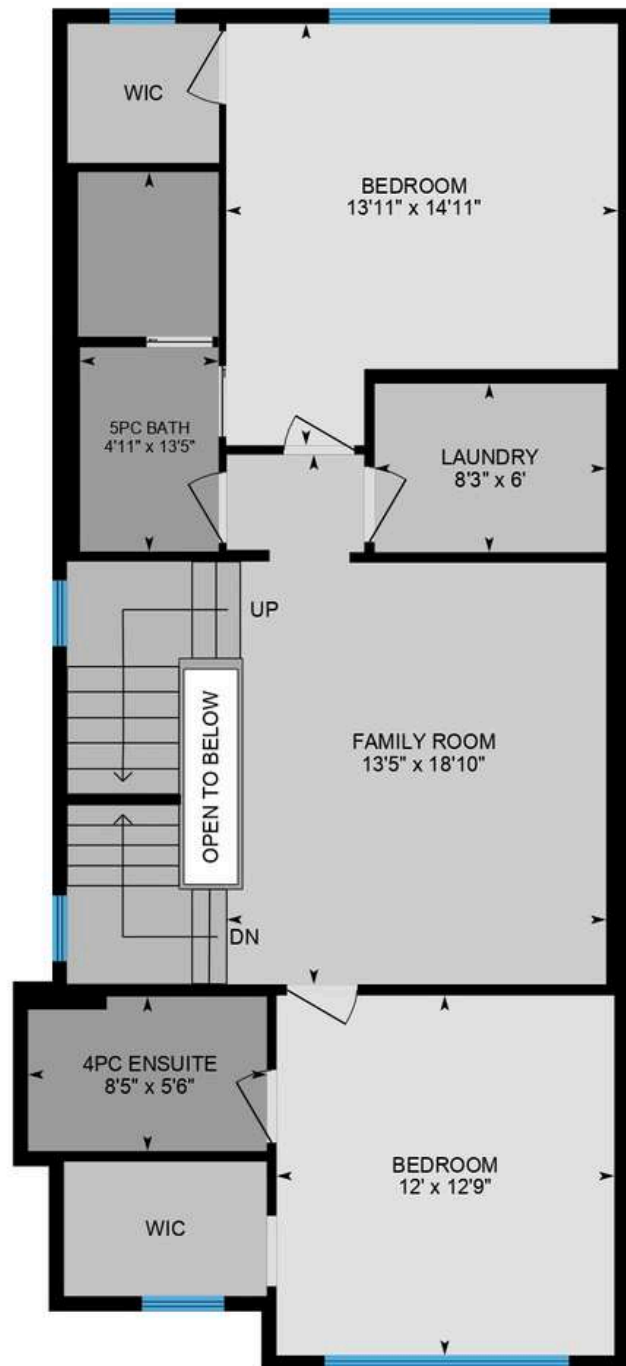
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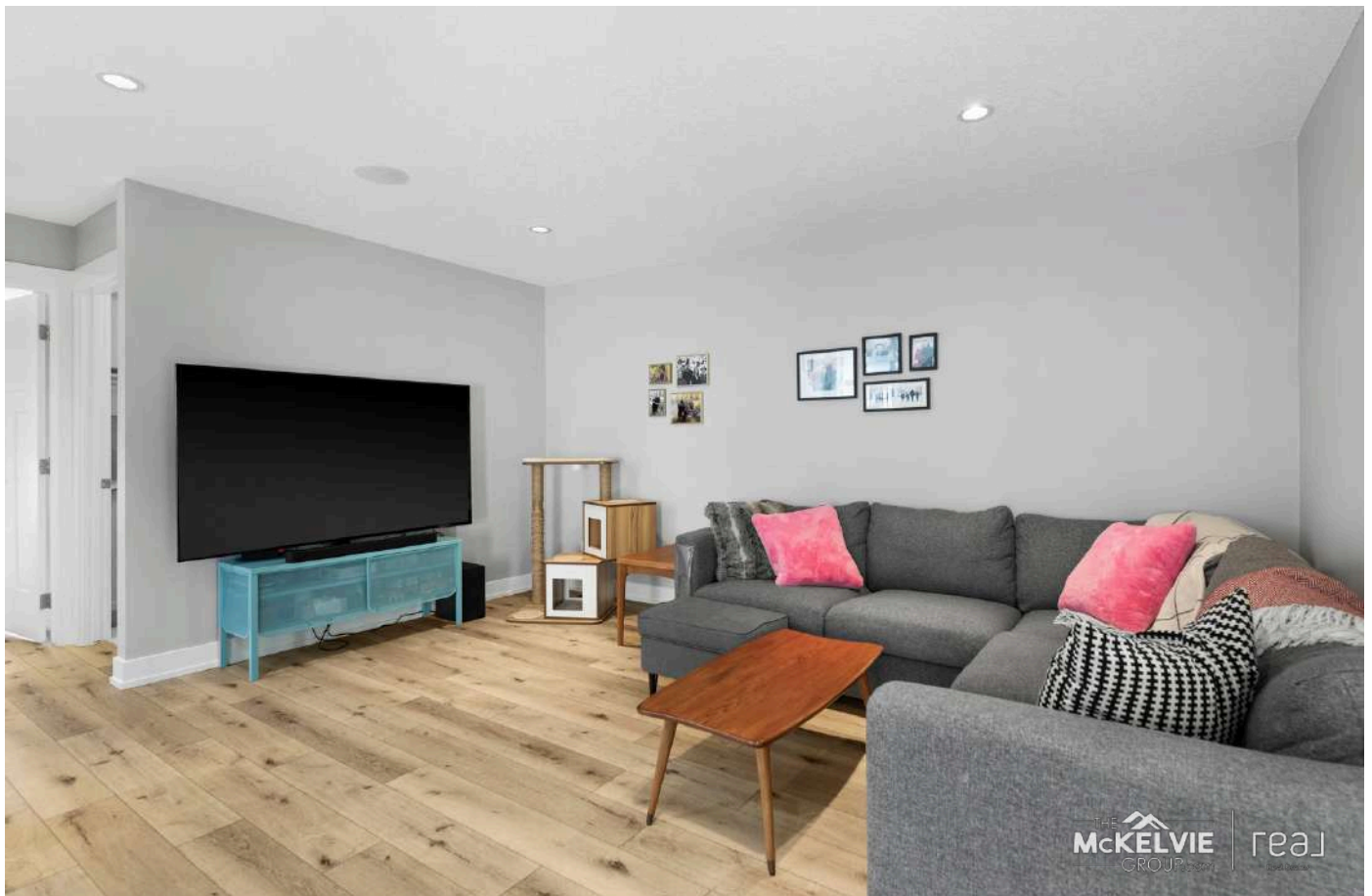
SECOND FLOOR:

EXTERIOR AREA:
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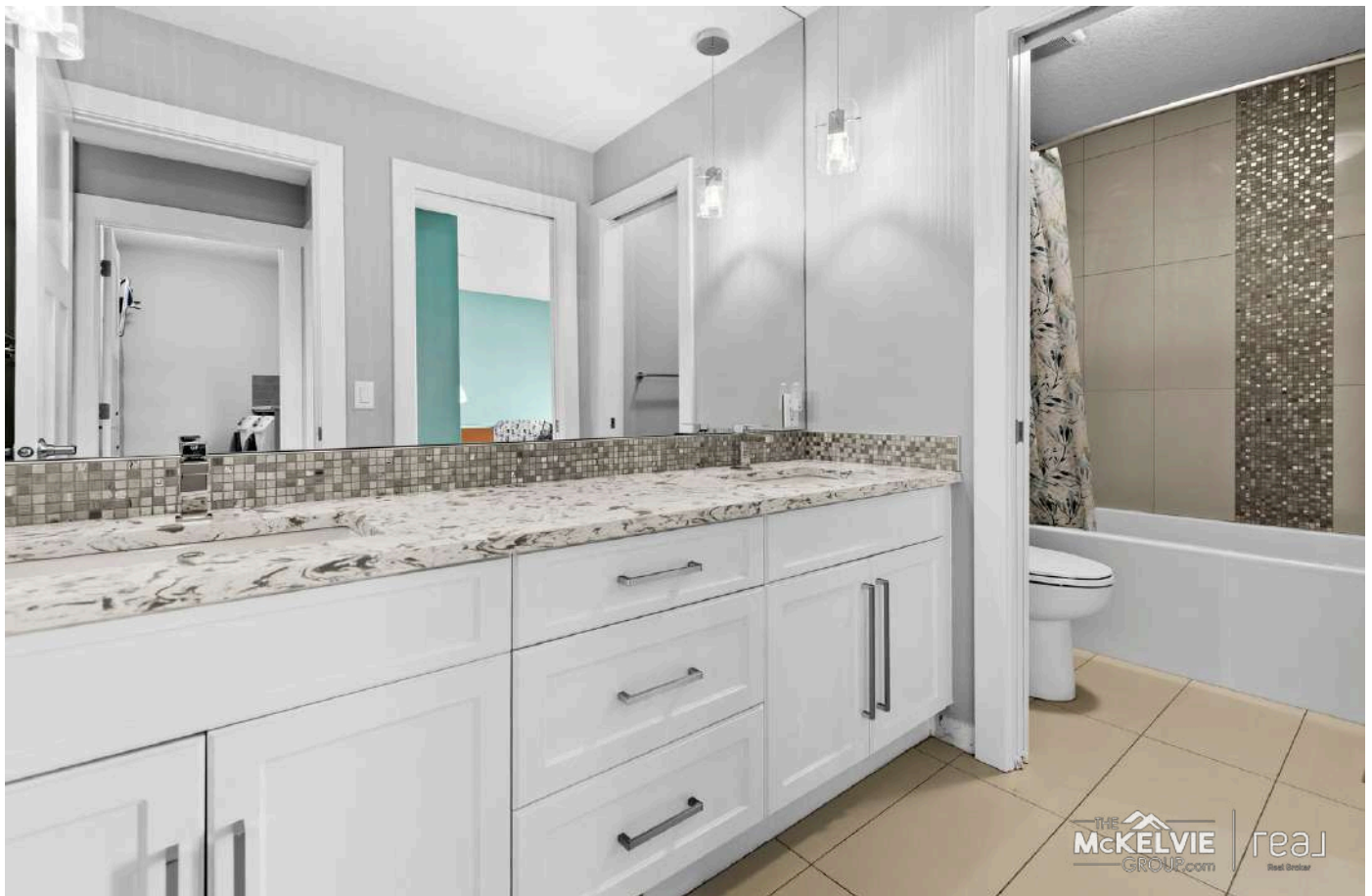
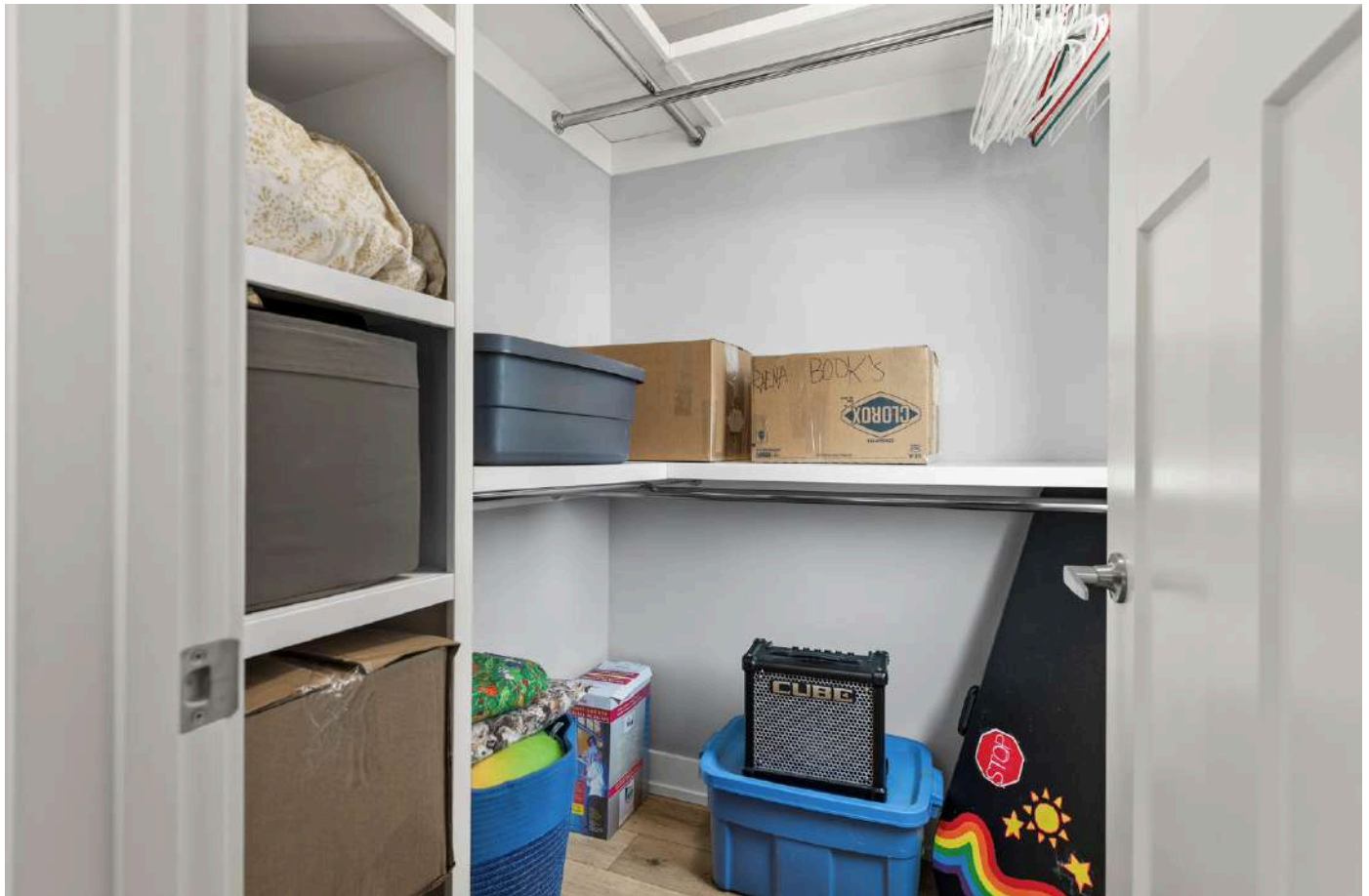
INTERIOR AREA:
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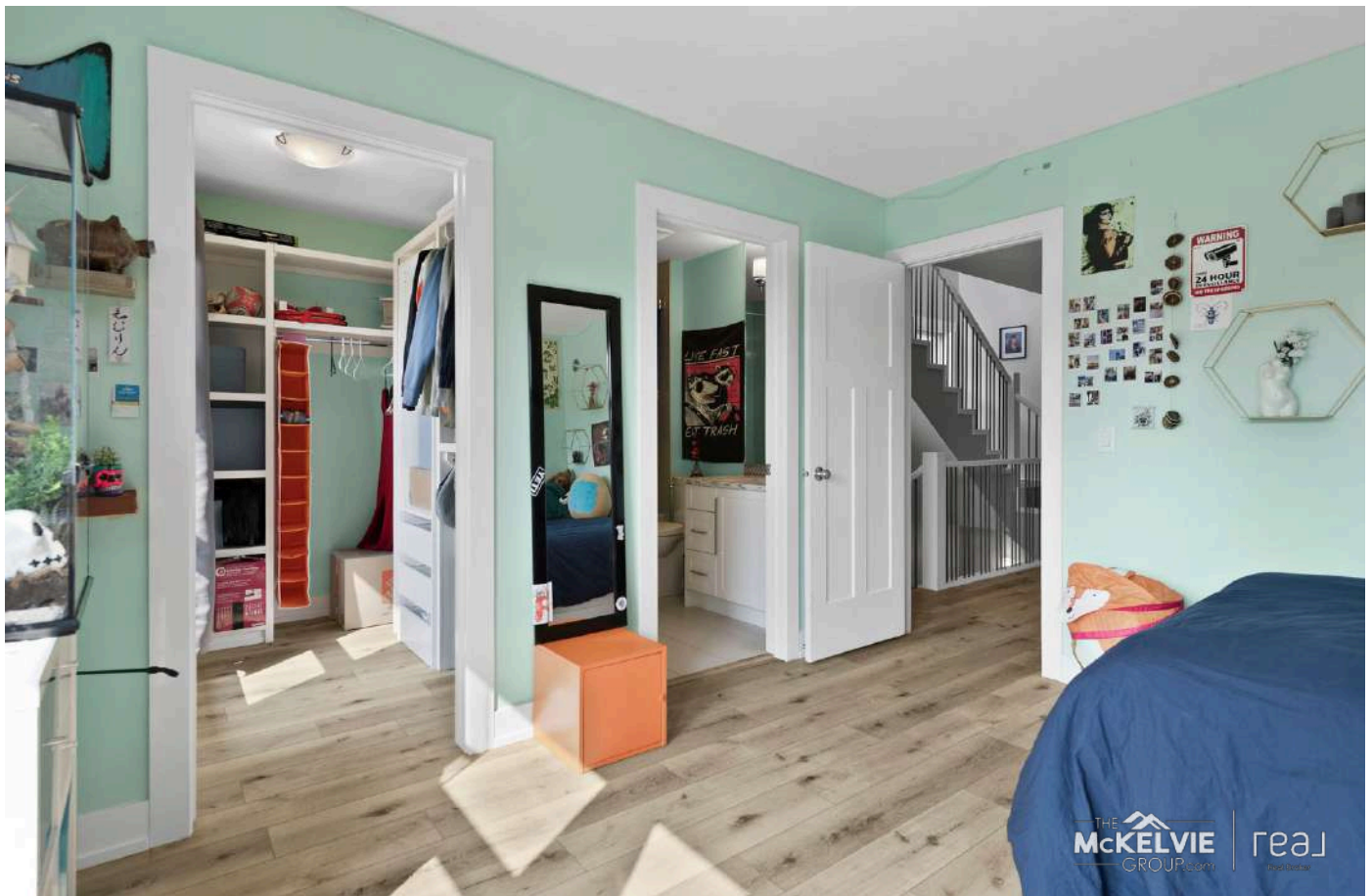
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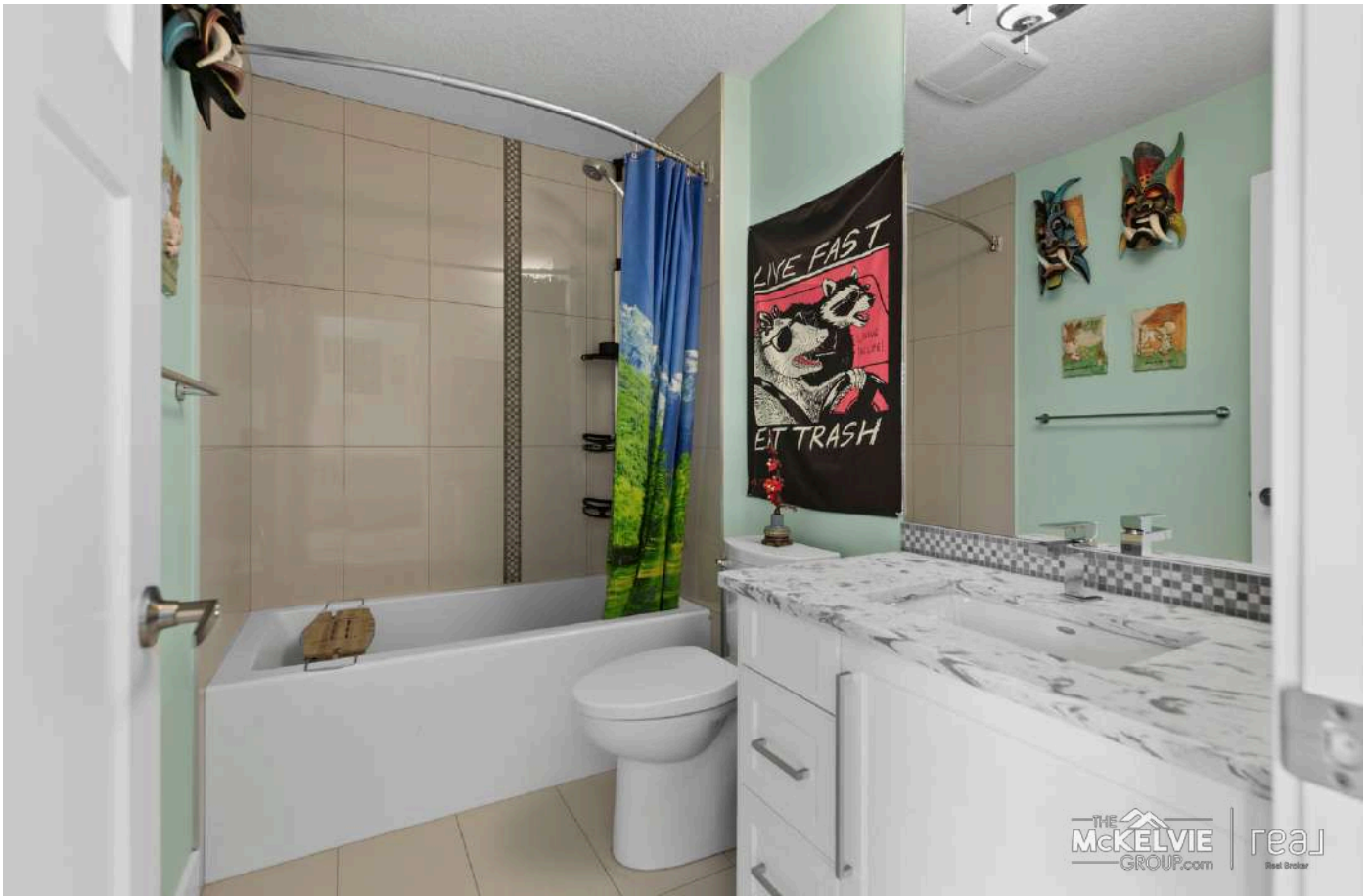












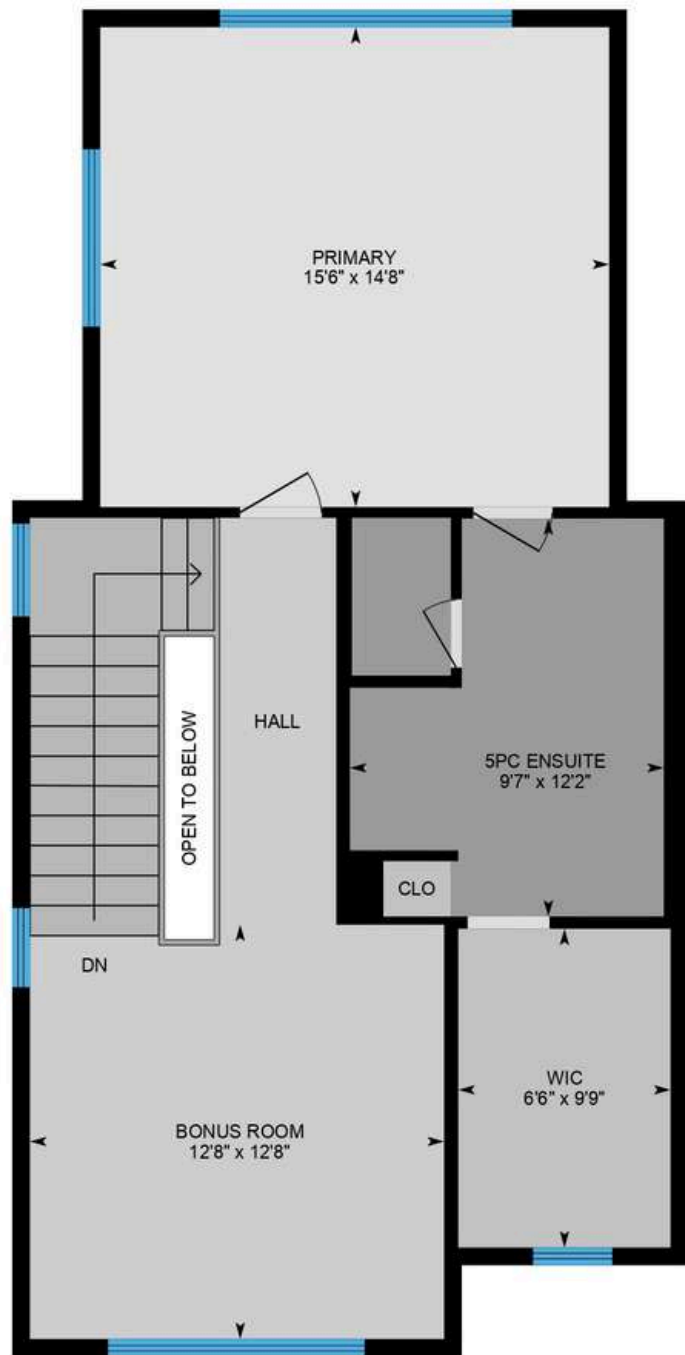
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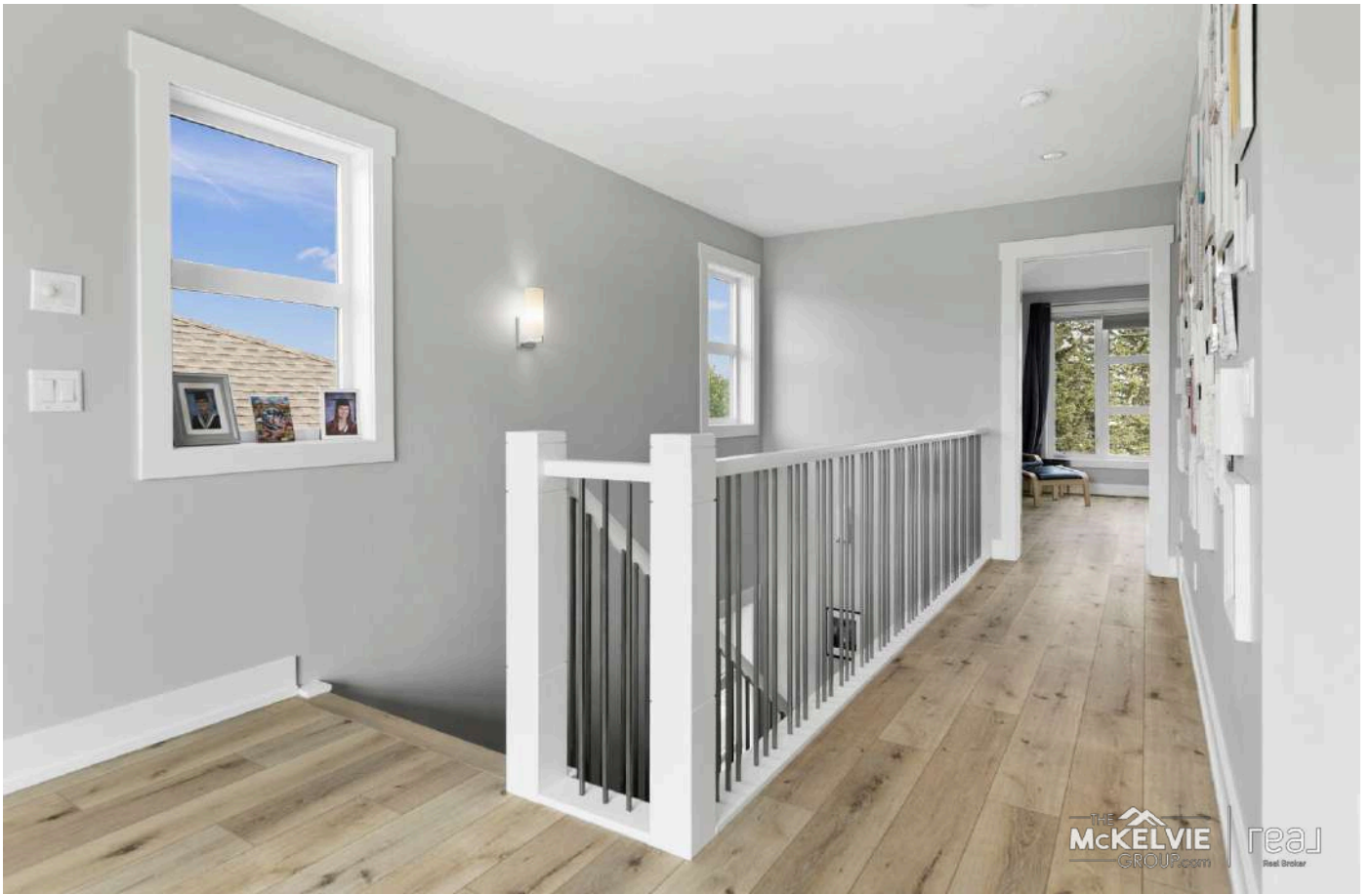
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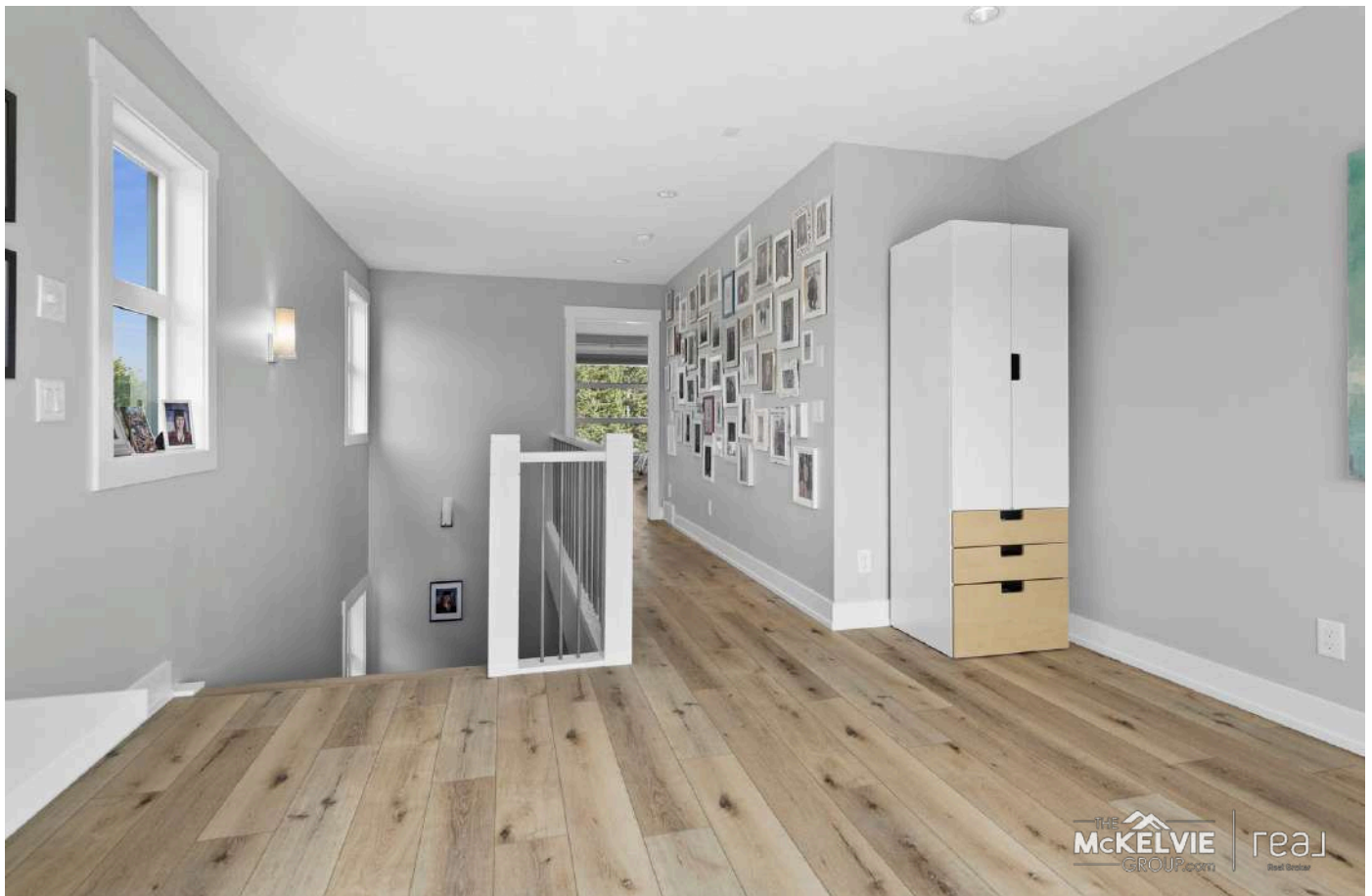
EXTERIOR AREA:
753.05 SQ. FT.

INTERIOR AREA:
687.24 SQ. FT.

EXCLUDED AREA:
14.10 SQ. FT.

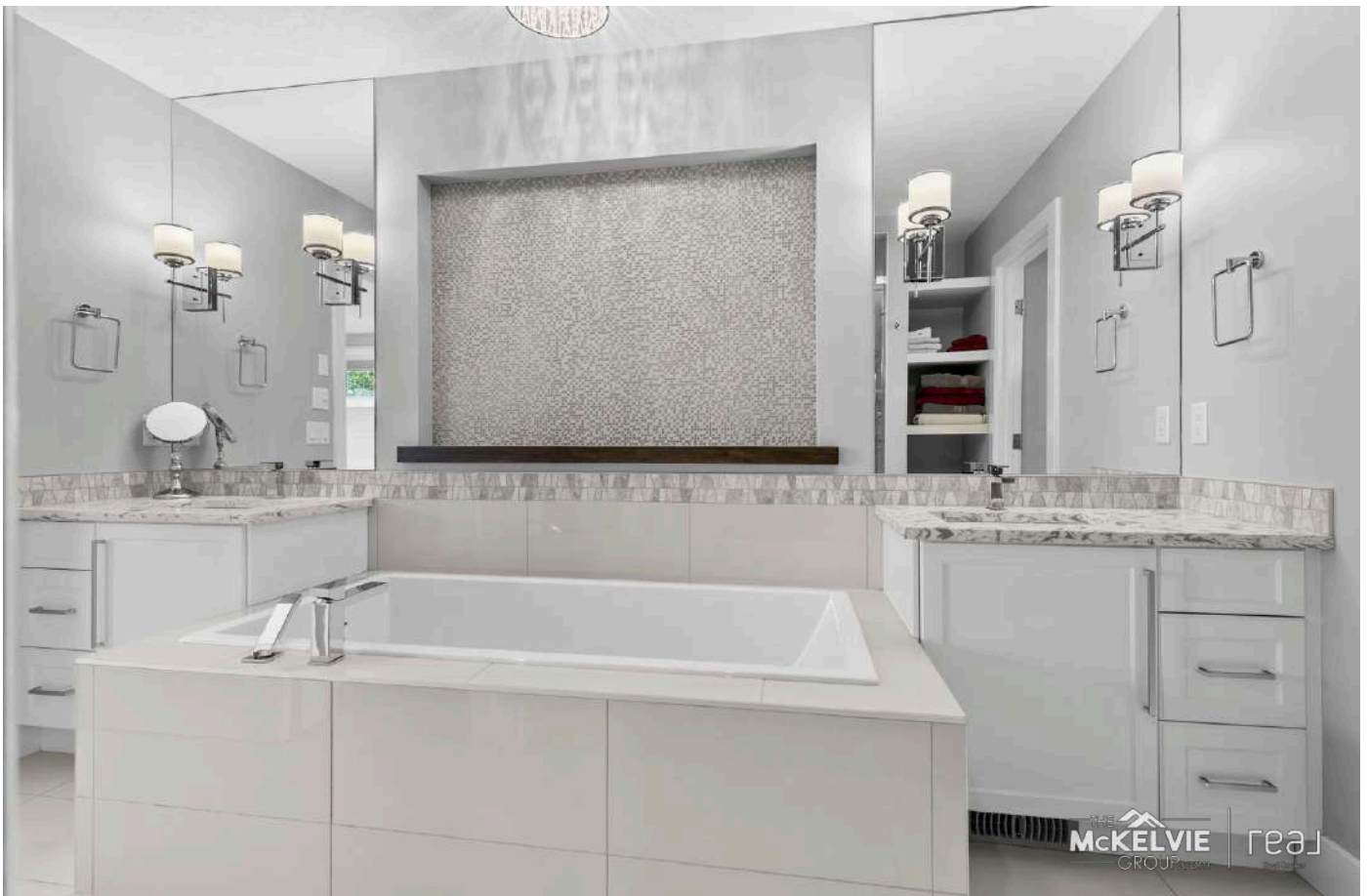














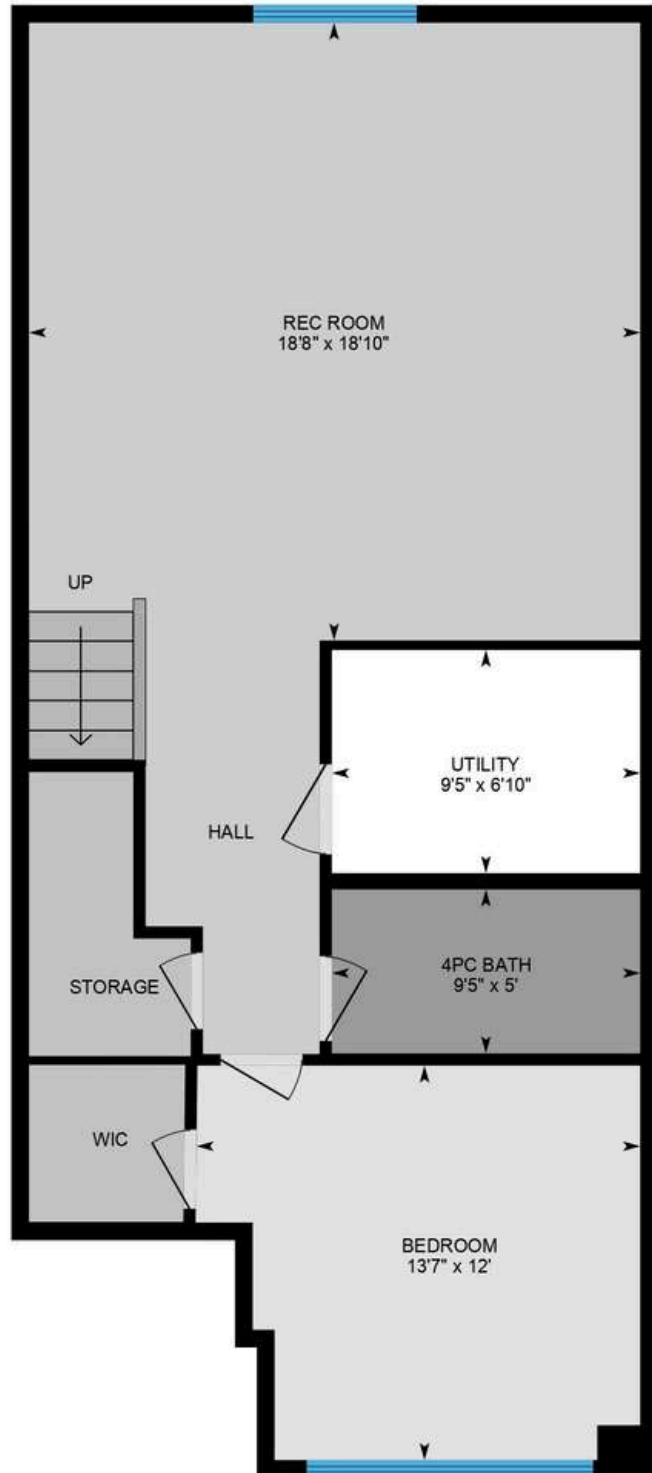
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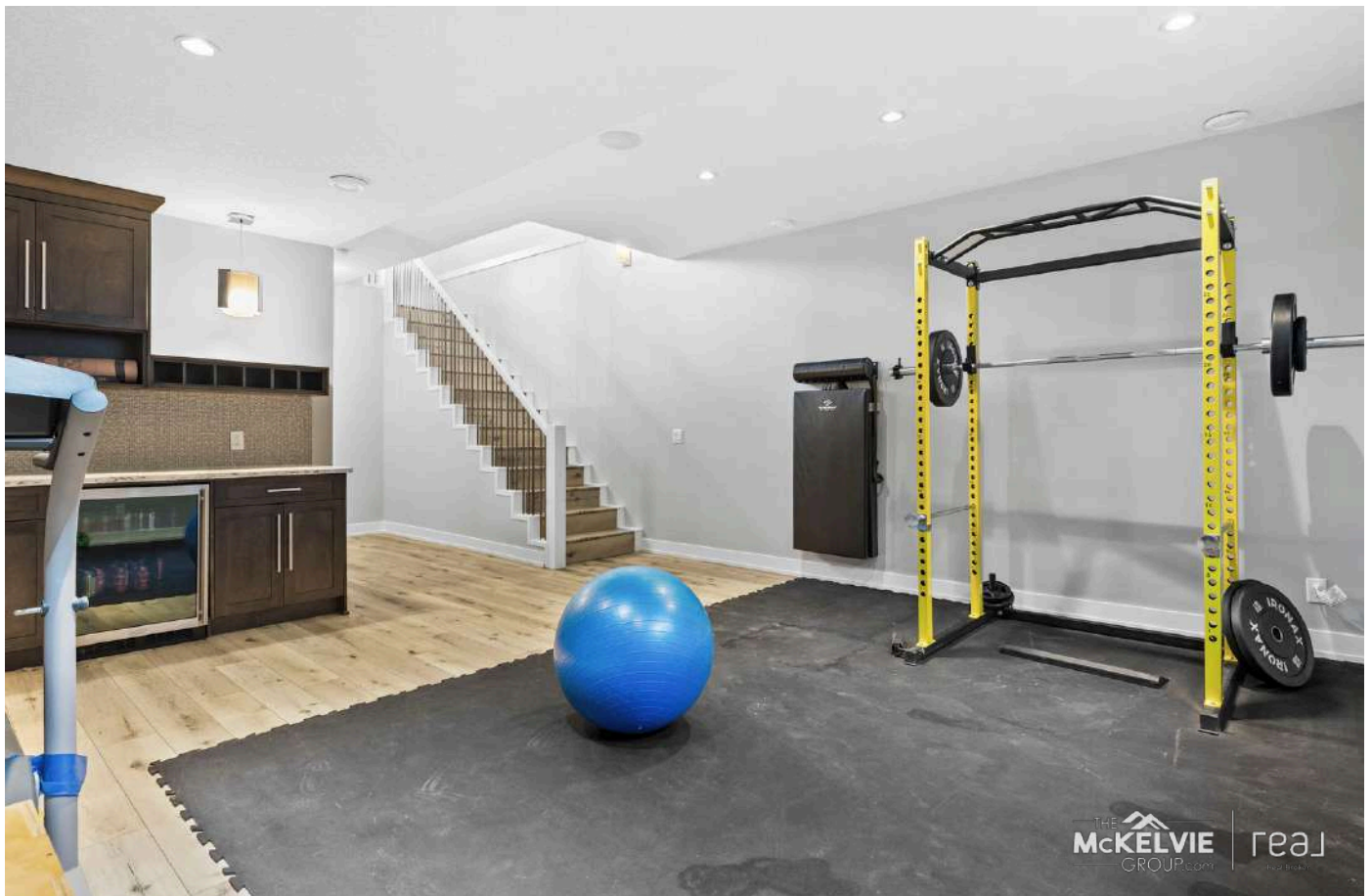
BASEMENT (BELOW GRADE):

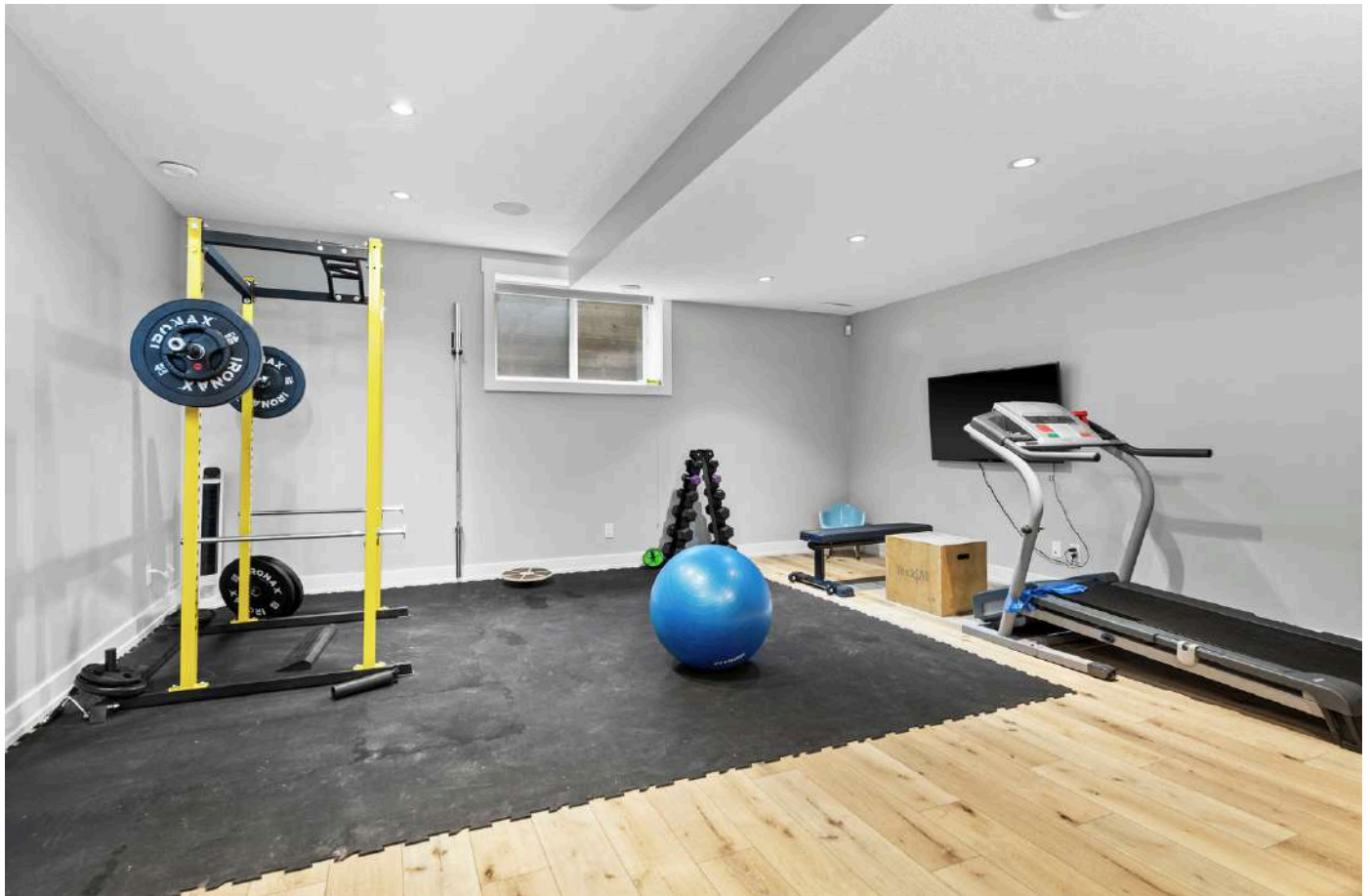
EXTERIOR AREA:
771.46 SQ. FT.

INTERIOR AREA:
702.55 SQ. FT.

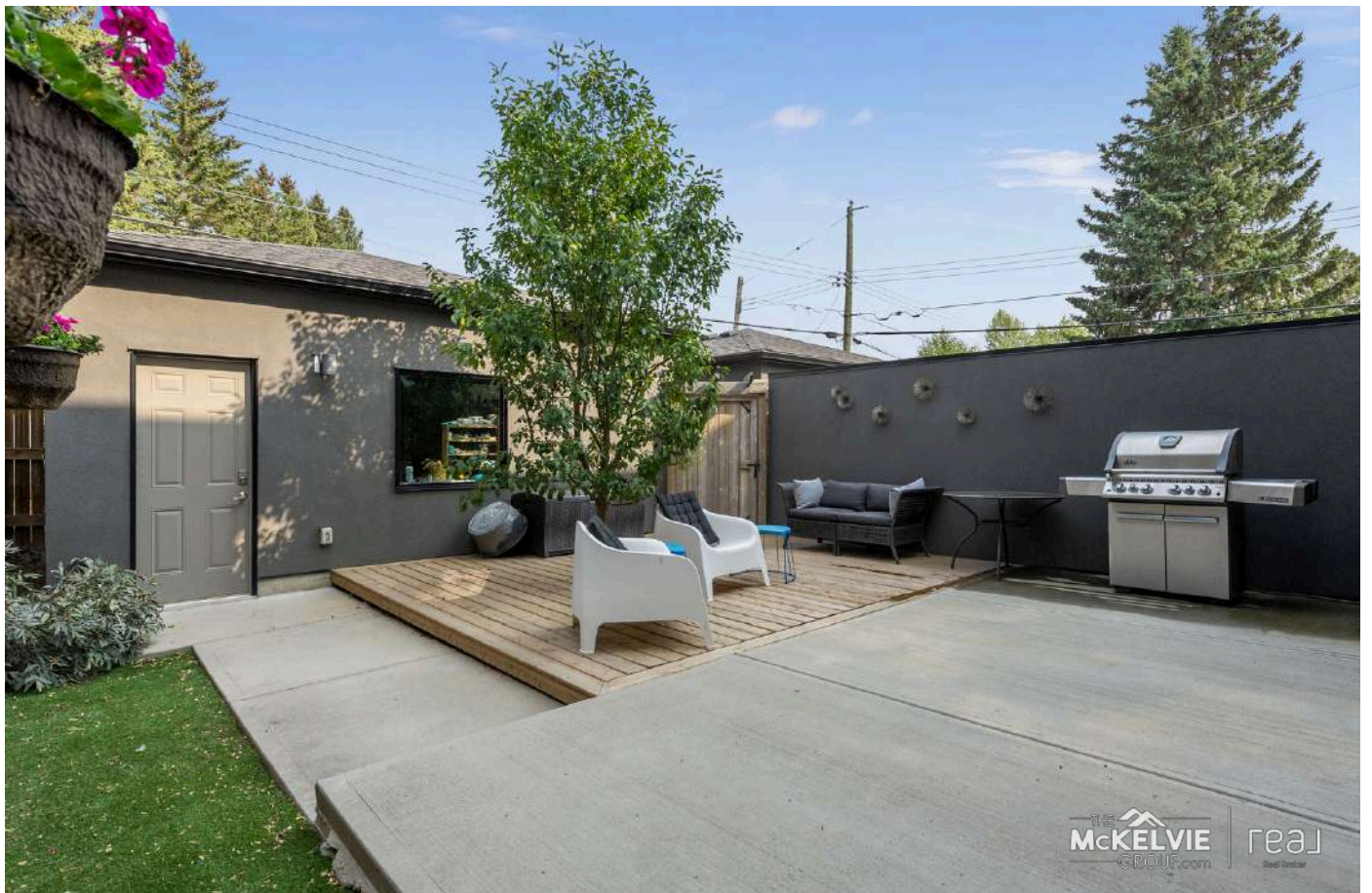
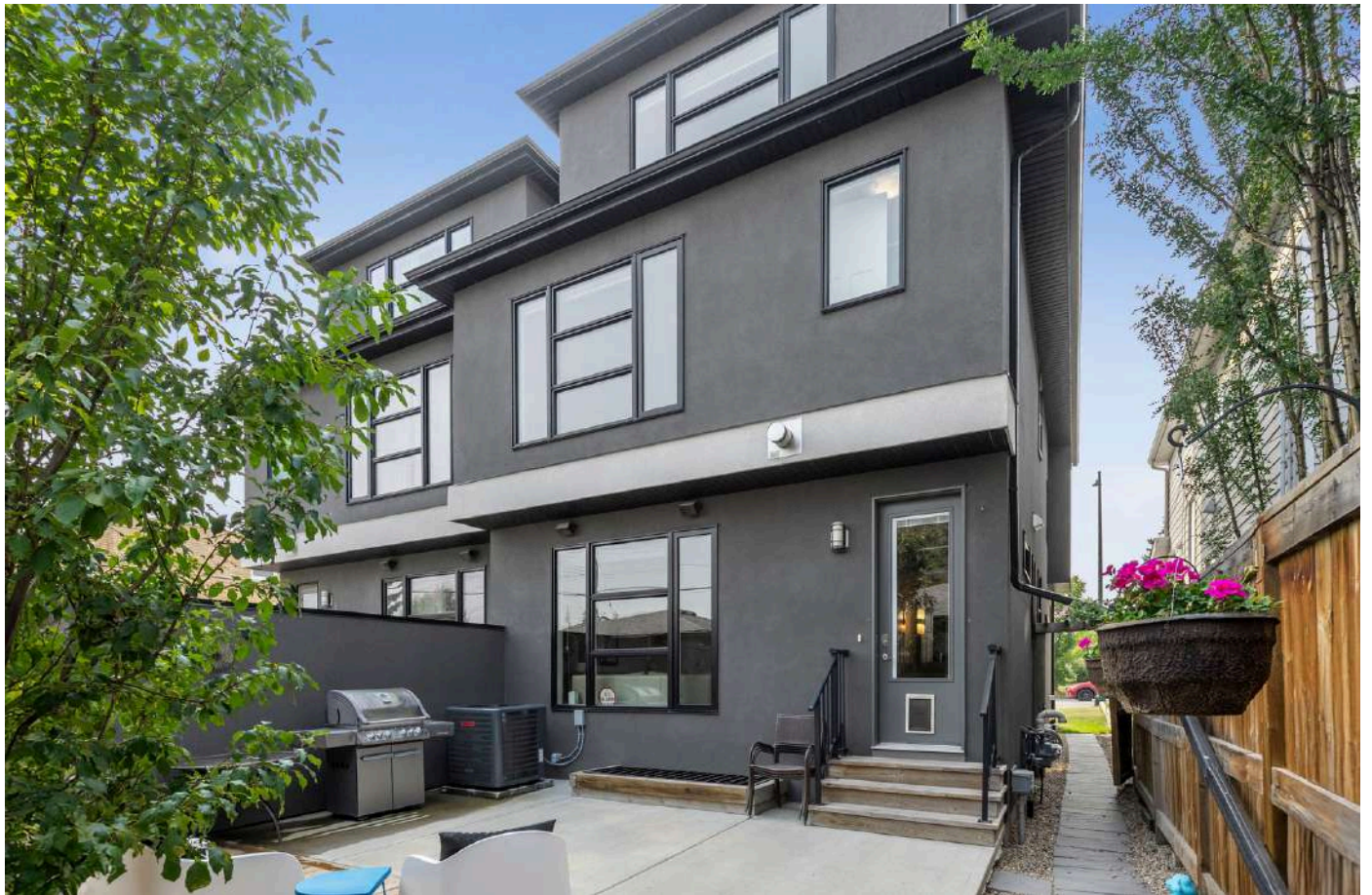
EXCLUDED AREA:
64.15 SQ. FT.

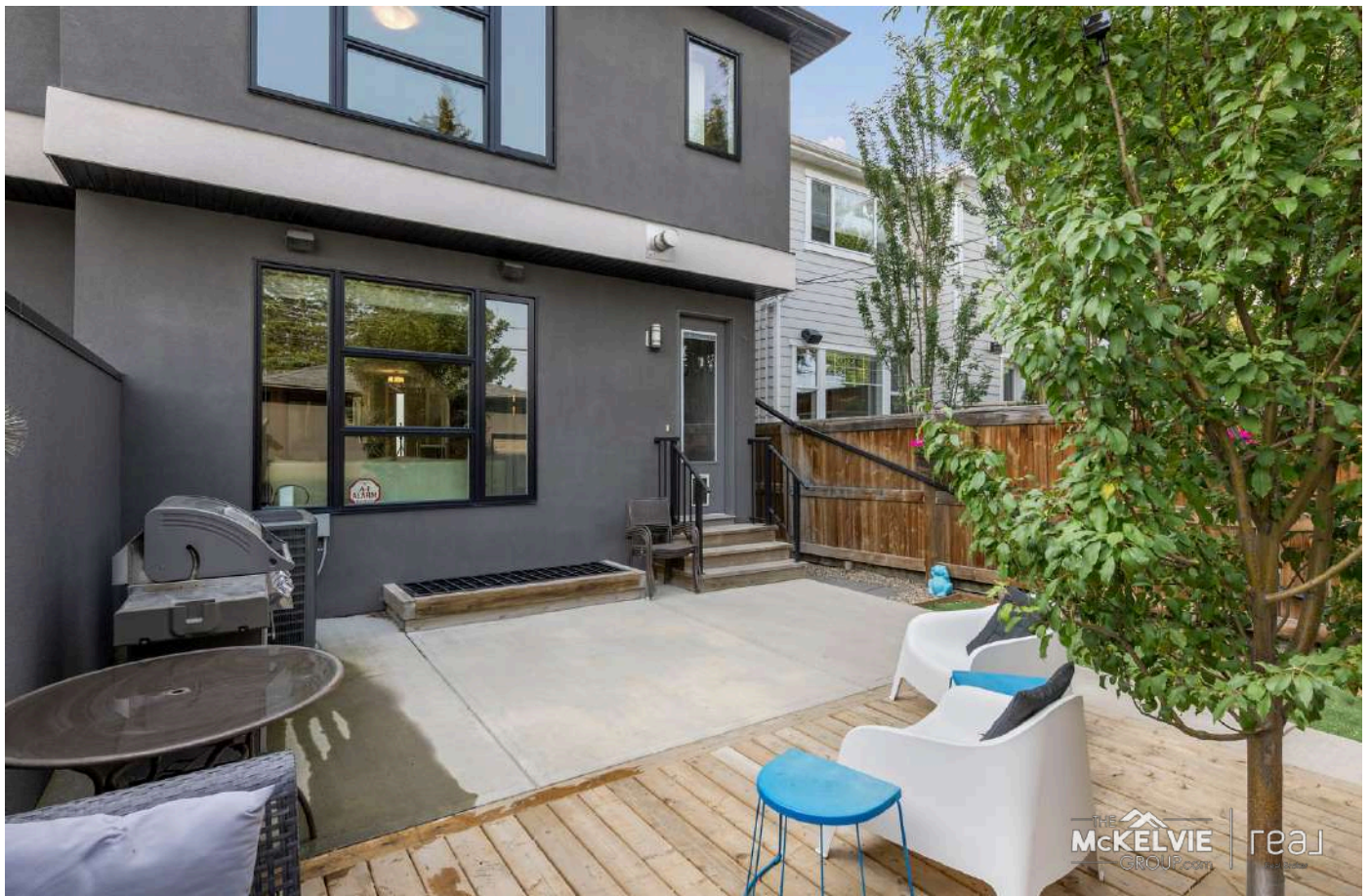
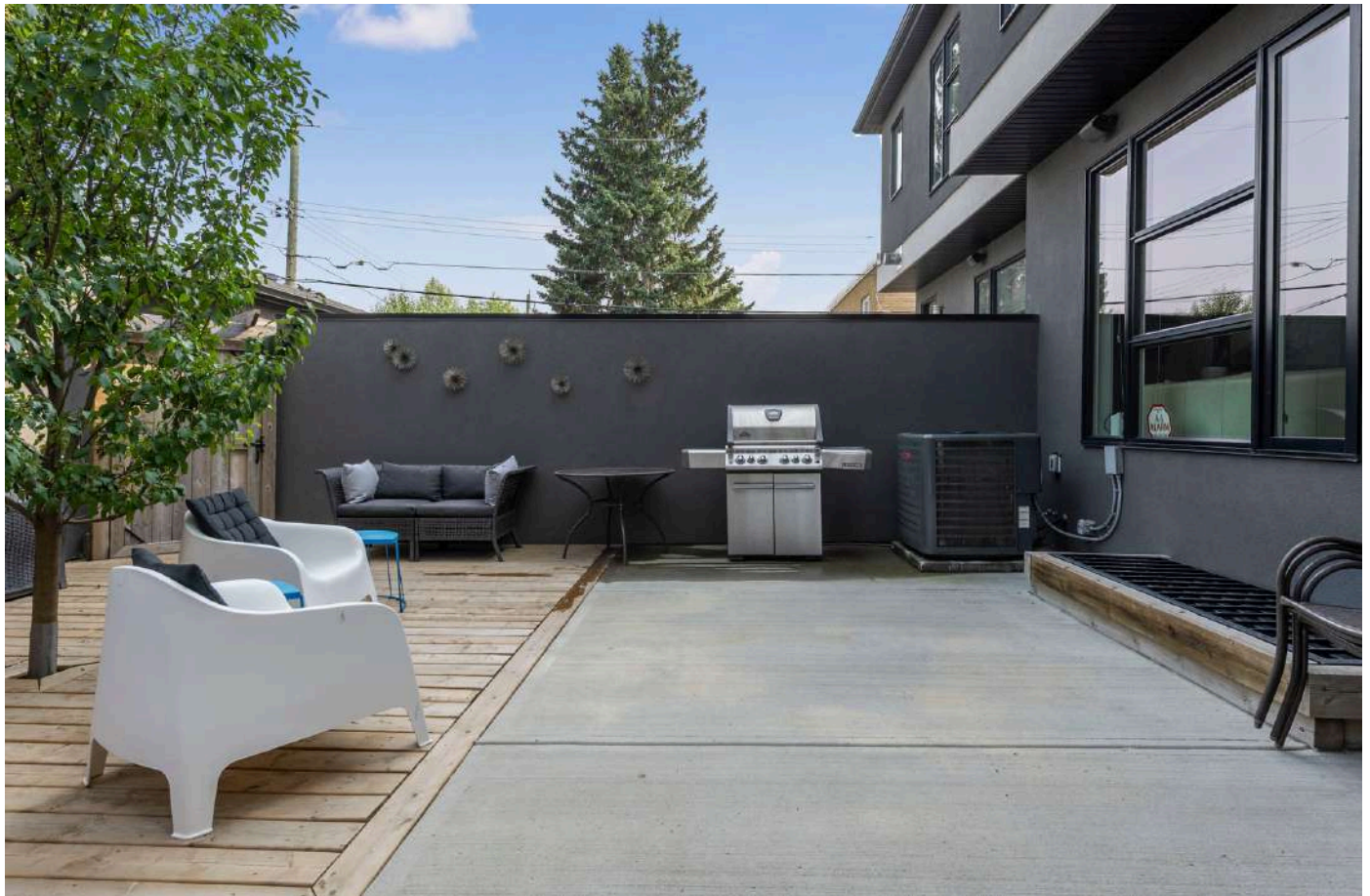








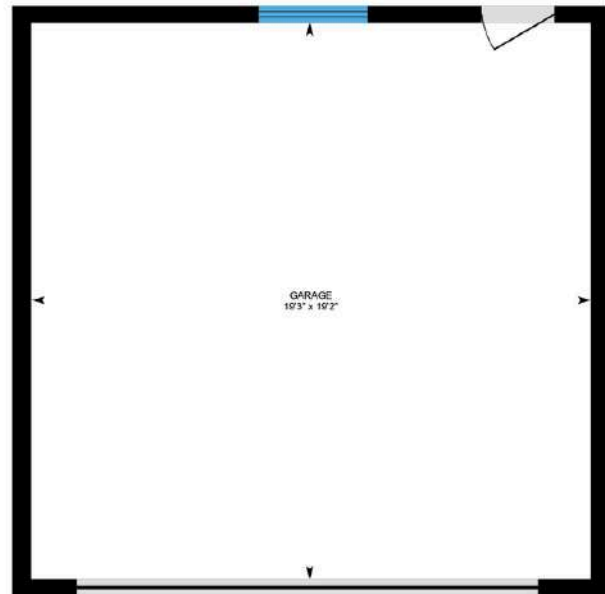




THE FLOOR PLAN

DETACHED GARAGE:

EXCLUDED AREA:
370.16 SQ. FT.





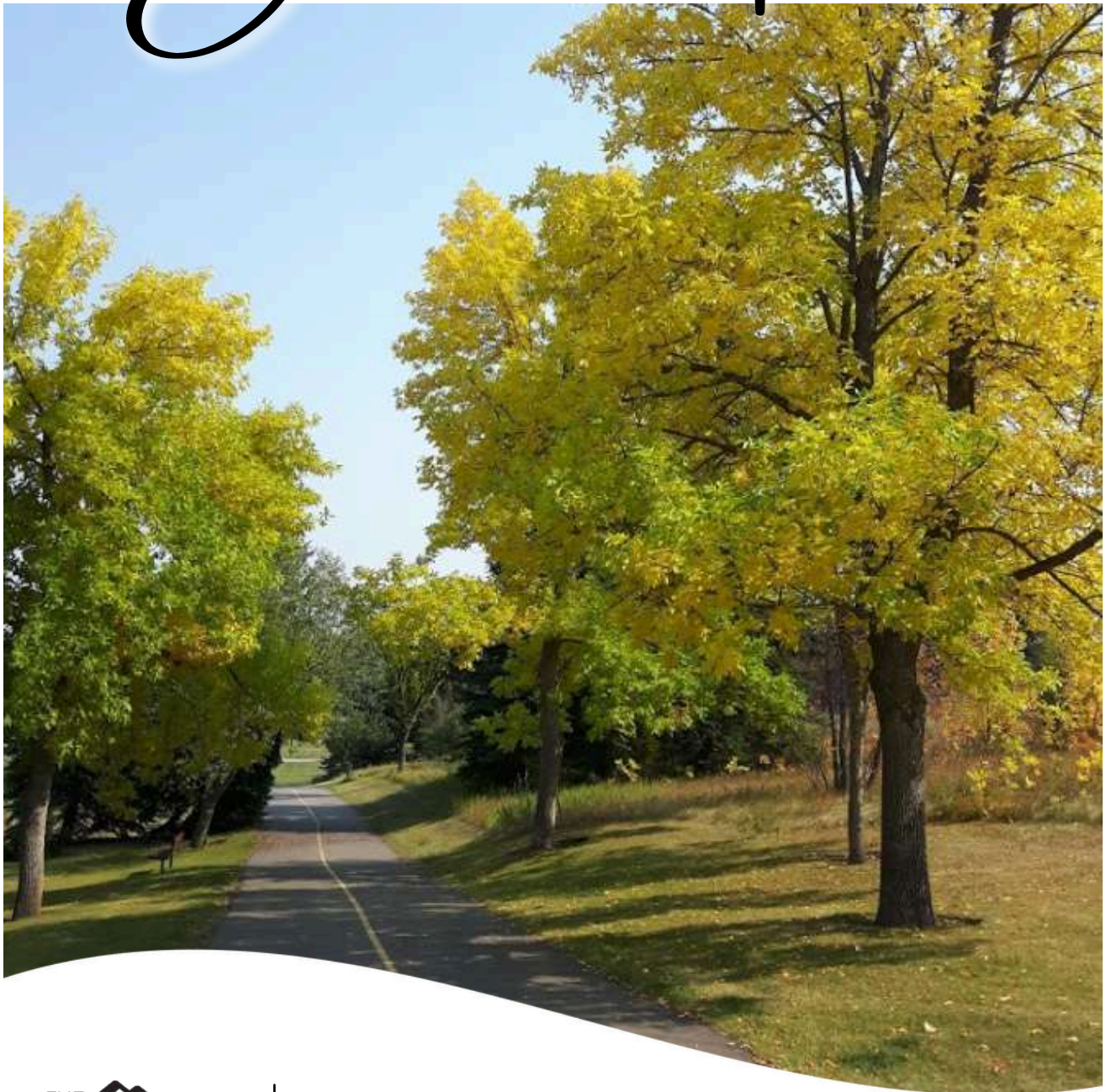






WELCOME TO

Banff Trail



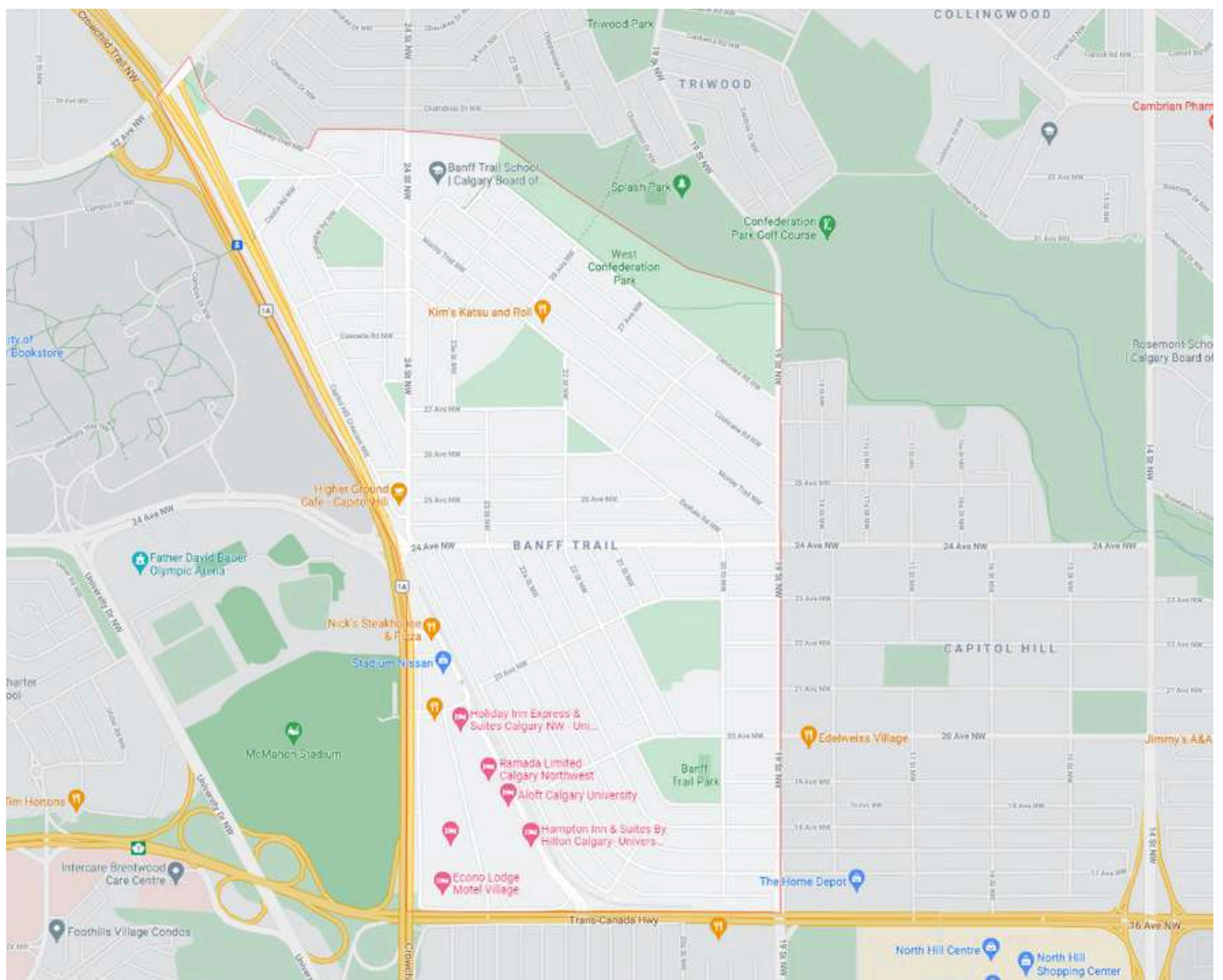
THE COMMUNITY

Welcome to Banff Trail

Banff Trail is a residential neighbourhood in the northwest quadrant of Calgary, Alberta. It is located northeast of the intersection of Crowchild Trail and Trans-Canada Highway, east of McMahon Stadium and the University of Calgary. The Banff Trail station of the C-train LRT system serves the community, which contains a large motel village in the southwest corner.

It is named for the town of Banff, which in turn takes its name from Banffshire, Scotland. The adjoining Highway 1 connects the city of Calgary to Banff and Banff National Park.

CITY OF CALGARY PROFILE: <https://www.calgary.ca/csps/cns/social-research-policy-and-resources/community-profiles/banff-trail-profile.html>



THE COMMUNITY

BANFF TRAIL COMMUNITY ASSOCIATION

Address: 2115 20 Ave NW, Calgary, AB

Phone: 403-282-2234

<http://www.banfftrailcommunity.ca/>

The Community Centre offers a rental facility for events, a wide open field with a baseball diamond and soccer, a playground, the community garden and more!

FACEBOOK: <https://www.facebook.com/BanffTrailCommunity>

TWITTER: <https://twitter.com/search?q=BanffTrailYYC>

INSTAGRAM: <https://www.instagram.com/banfftrailyyc/>



THE COMMUNITY

COMMUNITY GARDEN

The Banff Trail Community Garden was established in 2010 and has been a great place for community members to grow fresh vegetables, get to know community members of all ages, and contribute to creating a beautiful space to be enjoyed by all. The garden space has grown to include 30 raised beds, 4 perennial beds and several communal growing spaces.



SPORTS & PLAY



PARKS & REC

CAPITOL HILL PARK - 1531 21 AVE NW

A large greenspace with a baseball diamond & playground.

Confederation Park - 24 Ave. & 14 St. NW to 30 Ave. & 10 St. NW

Confederation Park lies in the northwest part of the city. This crescent shaped park of more than 160 hectares was once known as "the North Hill Coulee". The wetland section, approximately eight hectares, runs between 14 St. N.W. and 30 Ave. N.W. The park was created in 1967 to mark the centennial of Canadian Confederation.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Confederation-Park.aspx>

PARK FEATURES

- Pathways
- Tennis courts
- Baseball diamonds
- Parking
- Playground areas - natural playground
- Picnic areas
- Cross country skiing
- Flower/rock garden
- Tobogganing
- Wetland



PARKS & REC

CONFEDERATION PARK GOLF COURSE

Location: 3204 Collingwood Drive N.W.

Contact: 403-300-1002

<http://www.calgary.ca/CSPS/Recreation/Pages/Golf-courses/Confederation-Park.aspx>



CANMORE PARK / SPLASH PARK

Location: 2032 Chicoutimi Dr NW,

Canmore Park in the northwest of Calgary is often referred to as North Capitol Hill Park and contains tennis courts, ball diamonds and a spray park.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Canmore-Park.aspx>



RILEY PARK

Location: 800 12 St NW, Calgary, AB T2N 0S2

Riley Park is a beautiful destination park in northwest Calgary within walking distance from the Kensington shopping district. The park contains a cricket pitch, wading pool and the Senator Patrick Burns Memorial Rock Garden.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Riley-Park.aspx>

THE COMMUNITY

CITY OF CALGARY - TOBOGGANING & SLEDDING - CONFEDERATION PARK

In the winter, tobogganing and sledding on the hills of Calgary is a thrilling way to enjoy the winter and take advantage of the snow. Several parks and greenspaces offer safe and exciting hills.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Confederation-Park.aspx>



PUBLIC TRANSIT:

It is easy to get around as there are various bus routes throughout the neighbourhood.

<http://www.calgarytransit.com/schedules-maps>

MOUNT PLEASANT SPORTSPLEX - 610 23 AVE NW

Features an outdoor pool, community hall & Sportsplex

<http://www.mpca.ca/facilities/sportsplex.html>



THE COMMUNITY

LIBRARIES

Louise Riley Library

1904 14 Ave NW

<https://calgarylibrary.ca/>



OFF LEASH AREAS



West Hillhurst off-leash area
1025 19 St NW

Hounsfield Heights/Briar Hill Off Leash Area
1015 14 St NW

Queen's Park Village off-leash area
3425 10 St NW

Collingwood Area 1 Off Leash Dog Park
1924 Canberra Rd NW



City of Calgary Website Link:

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/Off-leash-area-locations.aspx>

SHOPS & SERVICES

The amenities in and around Capitol Hill are abundant. Not only do you have North Hill Mall, but 16th Avenue offers miles of restaurants, shops & services.



SHOPPING

NORTH HILL CENTRE (MALL)

1632 14 Ave NW

North Hill Centre is a shopping mall in Calgary, Alberta, Canada. It opened in 1958, and was Calgary's first shopping mall.

<http://northhillcentre.com/>

GROCERY STORES

Brown's Grocery

1201 20 Ave NW

Safeway North Hill Centre

1632 14 Ave NW #1846

Brentwood Co-op

4122 Brentwood Rd NW

<https://www.calgarycoop.com/>

M&M Food Market

728 Northmount Dr NW Bay 15

THE HOME DEPOT

1818 16 Ave NW

<https://stores.homedepot.ca/ab/calgary>

EDELWEISS VILLAGE

1921 20 Ave NW

European deli with specialty German, Dutch, Polish & Scandinavian groceries, with gifts & a cafe.

<https://edelweissimports.com>

MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

SERVICES

HOSPITALS

FOOTHILLS MEDICAL CENTRE
(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL
(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

ROCKYVIEW GENERAL HOSPITAL
(24 hour Emergency)
7007 14 St SW
(403) 943-3000

SHELDON M. CHUMIR HEALTH
CENTRE
(OPEN 24 HOURS)
1213 4 St SW
(403) 955-6200

WALK-IN CLINICS & DOCS

TRUCARE MEDICAL CENTER
1503 19 St NW, Calgary
Phone: 587-315-6838
<https://trucaremedical.ca/>

CAPITOL HILL FAMILY PRACTICE
1428 20 Ave NW . Phone: (587) 319-2234

BRENTWOOD FAMILY MEDICAL CENTRE
810-3630 Brentwood Rd NW
(403) 289-6631

VETS

CALGARY HOLISTIC VETERINARY CLINIC
1640 16 Ave NW #105
Phone: (403) 289-1616
<https://calgaryholisticvet.com/>

CALGARY CAT CLINIC
2116 Crowchild Trail NW
Phone: (403) 289-9999
<http://www.calgarycatclinic.com/>

CAMBRIAN ANIMAL HOSPITAL LTD
765 Northmount Dr NW
Phone: (403) 457-3911
<https://cambriananimalhospital.com/>

FIRE DEPARTMENT

CALL 911 for all emergencies.

Calgary Fire Station 7
2708 4 St NW

POLICE

CALL 911 for all emergencies.

Calgary Police Service District 3 -
North Haven
4303 14 St NW
(403) 428-6300

SCHOOLS

PUBLIC SCHOOLS

Capitol Hill School (K-6)

2210 18 St NW Calgary

403-777-6160

<https://school.cbe.ab.ca/school/capitolhill/Pages/default.aspx>

Senator Patrick Burns School (6-9)

2155 Chilcotin Rd NW

403-777-7400

<http://school.cbe.ab.ca/school/SenatorPatrickBurns/>

William Aberhart High School (10-12)

3009 Morley Trail NW

403-289-2551

<http://school.cbe.ab.ca/school/williamaberhart/>

SAIT

The Southern Alberta Institute of Technology is a polytechnic institute in Calgary, Alberta, Canada. SAIT offers more than 100 career programs in technology, trades and business.

1301 16 Ave NW, Calgary

<https://www.sait.ca/>

UNIVERSITY OF CALGARY

The University of Calgary (U of C)

is a public research university located in Calgary, Alberta, Canada. The University of Calgary started in 1944 as the Calgary branch of the University of Alberta, founded in 1908, prior to being instituted into a separate, autonomous university in 1966. It is composed of 14 faculties and over 85 research institutes and centres.

2500 University Dr NW

<https://www.ucalgary.ca/>

CATHOLIC SCHOOLS

St. Pius X School (K-6) Catholic

2312 - 18 Street NW

403-500-2015

<https://www.cssd.ab.ca/schools/stpiusx/Pages/default.aspx>

St. Joseph School (K-9) Catholic

2512 - 5 Street NW

403-500-2009

<https://www.cssd.ab.ca/schools/stjoseph/Pages/default.aspx>

St. Francis High School (10-12) Catholic

877 Northmount Drive NW

403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

PRIVATE SCHOOLS

Calgary Waldorf School -
www.calgarywaldorf.org

Renert School -
www.renertschool.ca

Webber Academy -
<http://www.webberacademy.ca/>

Mountain View Academy -
<http://mountainviewacademy.ca/>

