

\$698,800 - 9411 22 Street Sw, Calgary

MLS® #A2111164

\$698,800

5 Bedroom, 3.00 Bathroom, 1,311 sqft
Residential on 0.15 Acres

Palliser, Calgary, Alberta

Welcome to this charming family home nestled in the mature community of Palliser. This residence has been a cherished haven for three generations of the same family. The property offers over 2400 sq. ft. of finished living space and is situated in a convenient location, with great access to all parts of the city. It backs onto a large green space that has both a playground and room to run and play all sorts of games. The local elementary school is just down the street. This home features a total of 5 bedrooms, 3 on the main level, including a full bathroom. There are generous windows throughout the property, on all levels, that flood the space with natural light. The primary bedroom has its own ensuite. The living room looks out onto the front lawn where neighbors stroll by with dogs or strollers or both. Right, smack in the middle is the kitchen which truly serves as the heart of the home. The kitchen window gives a fantastic view of the backyard for easy supervision of little ones or to watch your garden grow! The lower level boasts a spacious family area, perfect for gatherings, featuring a wood burning fireplace. There are two additional bedrooms which can be utilized for any of your needs; including office space or a gym. There is also a 3-piece bathroom on this level. Again large windows flood this lower level space with tons of natural light, creating a warm and inviting atmosphere for relaxing or entertaining. Outside, you'll find a large deck, expansive yard, and beautiful gardens. A detached oversized double garage



provides ample space for vehicles and storage. This beloved home offers a perfect blend of comfort, convenience, and timeless charm. Don't miss the opportunity to make it yours! Contact us today to schedule a viewing.

Built in 1969

Essential Information

MLS® #	A2111164
Price	\$698,800
Sold Price	\$751,800
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,311
Acres	0.15
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	9411 22 Street Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Chandelier, Laminate Counters, Natural Woodwork, No Animal Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 3rd, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate Company
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