

\$787,500 - 2439 22 Street Nw, Calgary

MLS® #A2126570

\$787,500

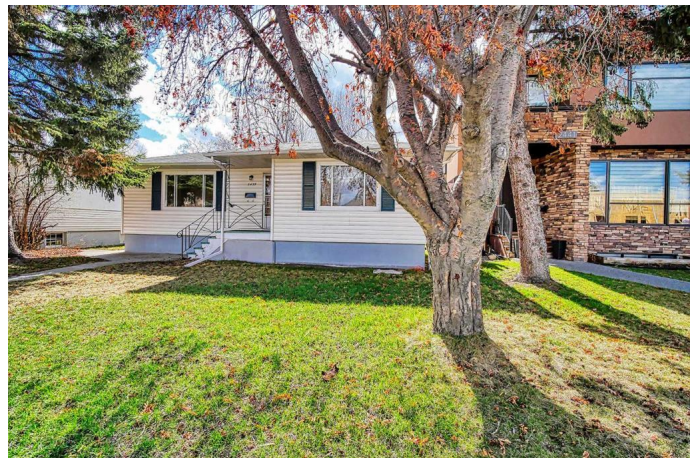
3 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Welcome to this fantastic R-C2 lot with a southwest backyard, presenting an exceptional opportunity for builders, investors, and those eyeing future development prospects. Boasting an open layout, this home features a spacious living room, perfect for relaxation and entertaining. Adjacent is a generous dining area, seamlessly connected to a well-appointed kitchen, offering ample space for culinary endeavours. You will also find two bedrooms providing comfort and privacy and a 4 piece bathroom on the main level. Downstairs, an illegal 1-bedroom suite awaits, catering to extended family, guests, or rental income potential. Shared laundry facilities ensure convenience for both levels. Outside, the expansive yard offers endless possibilities for outdoor activities and landscaping ventures. A double detached oversized garage provides ample parking and additional storage space. Strategically located just minutes from downtown, esteemed educational institutions such as the University of Calgary and SAIT, North Hill Mall, McMahon Stadium, and healthcare facilities like Foothills Hospital and Children's Hospital, convenience is at your doorstep. Enjoy easy access to recreational amenities including the vibrant University District, Confederation Park, Bicycle Pump Track, and Splash Park. Don't miss out on this unbeatable location and versatile property—schedule your viewing today!

Built in 1953



Essential Information

MLS® #	A2126570
Price	\$787,500
Sold Price	\$823,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2439 22 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3W7

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 6th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.