

\$749,988 - 2452 22a Street Nw, Calgary

MLS® #A2208565

\$749,988

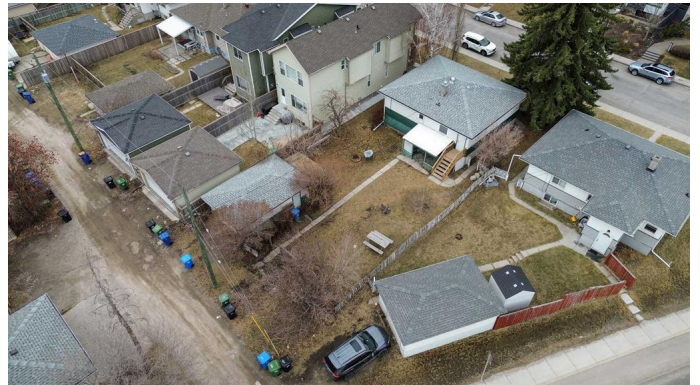
3 Bedroom, 2.00 Bathroom, 894 sqft
Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

*** Location, Location, Location *** Discover the potential of 2452 22A Street NW, ideally situated in the sought-after Banff Trail community, just a 5-minute walk from the University of Calgary, Banff Trail C-Train station, and McMahon Stadium. This charming home, located on a 50' x 120' lot and zoned R-CG, presents an excellent investment opportunity with redevelopment potential. The main floor boasts original hardwood flooring, a spacious living room, two good-sized bedrooms, an eat-in kitchen, and an updated 4-piece bathroom. The lower level, with a separate entrance, includes an illegal suite featuring a large kitchen, living area, primary bedroom, and 3-piece bathroom. The expansive backyard offers a single detached garage and additional parking space. With updated windows throughout, the home is filled with natural light, and the location provides easy access to Crowchild Trail and a wealth of nearby amenities, including shopping, dining, and entertainment. Whether you're looking for a cozy home, an investment opportunity, or a redevelopment project, this property has it all. Book your showing today and make this fantastic property yours!

Built in 1953

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2208565 |
| Price | \$749,988 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 894 |
| Acres | 0.14 |
| Year Built | 1953 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 2452 22a Street Nw |
| Subdivision | Banff Trail |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 3X7 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 1 |
| Parking | Off Street, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---------------------------------------|
| Interior Features | See Remarks |
| Appliances | Dryer, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Wood Siding |

Foundation Poured Concrete

Additional Information

Date Listed April 9th, 2025
Days on Market 27
Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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