

\$495,000 - 5812 22 Avenue Ne, Calgary

MLS® #A2256055

\$495,000

4 Bedroom, 3.00 Bathroom, 1,171 sqft
Residential on 0.07 Acres

Pineridge, Calgary, Alberta

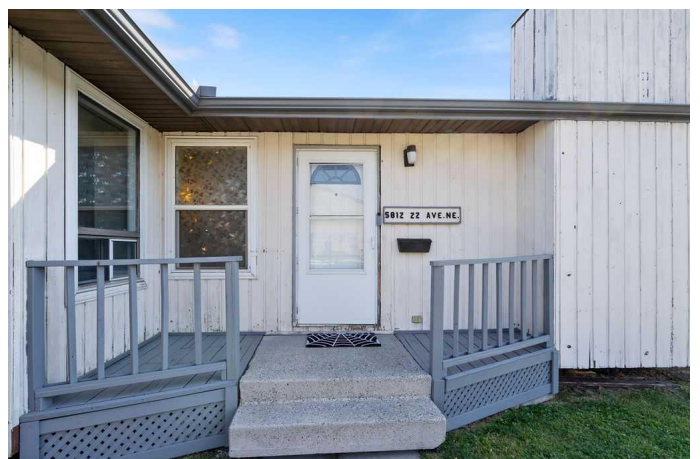
***Open House Saturday November 8th
11:00-1:00*** Here you're finding a great detached corner-lot home ***WITH NO CITY SIDEWALKS*** in the family friendly community of Pineridge! Ideally located just minutes from schools, parks, transit and the local public swimming wave pool with slides and rec center, this property is perfect for families, first-time buyers, or investors.

Step inside to an inviting open dining area, which flows seamlessly into a generous sunny living room complete with a cozy fireplace—ideal for relaxing or entertaining. To the left, you'll find a functional kitchen with a hand through semi open space to visit with family and friends while cooking up something delicious , along with three well-sized bedrooms, a renovated 4-piece main bathroom, and a private 2-piece ensuite in the primary bedroom The primary has patio doors that lead to the back yard deck.

Head downstairs to discover a spacious (illegal) basement suite, featuring an additional bedroom, another full 3-piece bathroom, a second kitchen, finished storage room and a large family room—perfect for multi-generational living or potential rental income.

Shingles, fascia and gutter all replaced in last few years.

This home is move-in ready, back yard is fenced and rear lane is paved. With newer



shingles, gutters and fascia... It's perfect for your next home.

Built in 1978

Essential Information

MLS® #	A2256055
Price	\$495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,171
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5812 22 Avenue Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4P7

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters, See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, See Remarks, Fruit Trees/Shrub(s), Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	49
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Complete 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.