

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

MLS® #A2208565

**\$749,988**

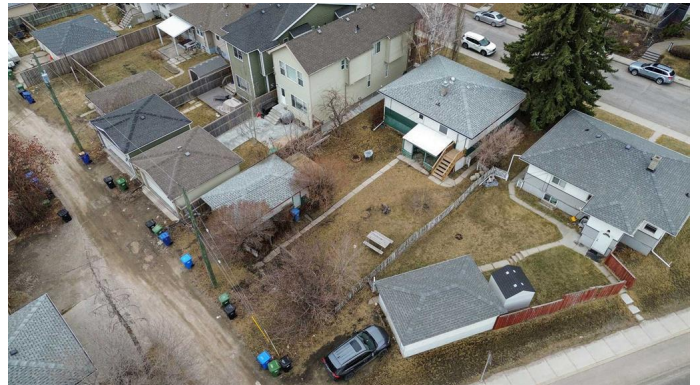
3 Bedroom, 2.00 Bathroom, 894 sqft  
Residential on 0.14 Acres

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                25  
Zoning                              R-CG

**Listing Details**

Listing Office                    RE/MAX Realty Professionals

Data is supplied by Pillar 9â„ø MLSÂ® System. Pillar 9â„ø is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„ø. 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.