

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

MLS® #A2208565

**\$749,988**

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

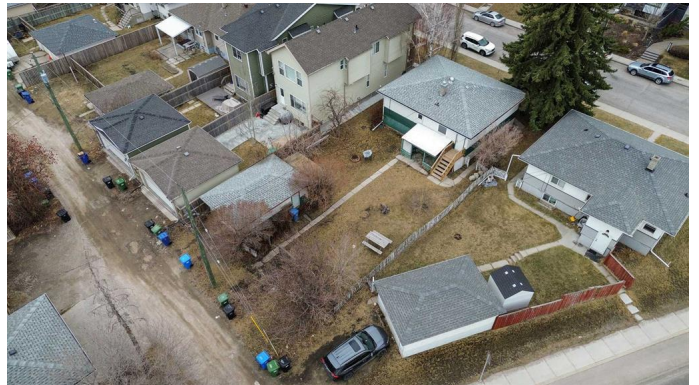
Banff Trail, Calgary, Alberta

\*\*\* Open House Sunday April 13 from 2:00 PM  
- 4:00 PM \*\*\* 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       4

Zoning                 R-CG

### **Listing Details**

Listing Office         RE/MAX Realty Professionals

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