

\$830,000 - 2412 22 Street Nw, Calgary

MLS® #A2262810

\$830,000

3 Bedroom, 2.00 Bathroom, 937 sqft

Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

HOME SWEET HOME! CALLING ALL DEVELOPERS, INVESTORS AND HOME BUYERS, this is the rare investment property you have been searching for situated on a large (50' x 120') lot in an unbeatable location in NW Calgary close to University of Calgary and walkable to the Banff Trail LRT station. This stunning bungalow is situated in the heart of Banff Trail offers 2 bedrooms, 1 bathroom upstairs and a 1 bedroom, 1 bath ILLEGAL SUITE downstairs. This home offers the opportunity to LIVE UP/RENT DOWN! The main floor offers a spacious floor plan with original character perfectly complimented by fresh updates. This floor offers a bright living room with bay windows, a formal dining room with access to the deck and backyard, a renovated kitchen with painted cabinets and new appliances, 2 generous sized bedrooms and a stylish 4 piece bath. The illegally suited basement is the PERFECT MORTGAGE HELPER featuring a full kitchen, large family room, 3rd bedroom, 4 piece bath and the laundry room which has ample storage space. Outside, the fully fenced backyard is highlighted by mature landscaping, a 2 tiered wood deck and a double detached garage. This terrific NW Calgary location is steps from Branton School, close to the University of Calgary, Banff Trail C-train station, McMahon Stadium, Foothills Hospital, Childrens Hospital, shopping, parks, major roadways, Downtown and much more. Donâ€™t miss out on this incredible opportunity, book your private tour



today!

Built in 1952

Essential Information

MLS® #	A2262810
Price	\$830,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2412 22 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3W6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Exterior Entry, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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