# \$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

Bedrooms3Bathrooms2.00Full Baths2Square Footage894

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 22

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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