

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

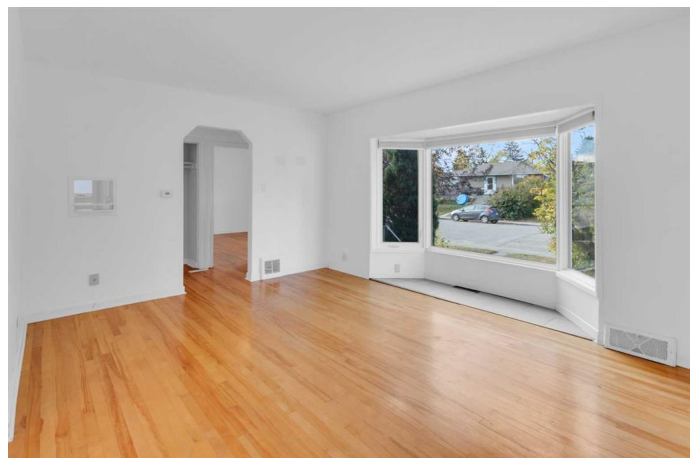
MLS® #A2262810

**\$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. Don'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 | 6                 |
| Zoning         | R-CG              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.