

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

MLS® #A2262810

\$830,000

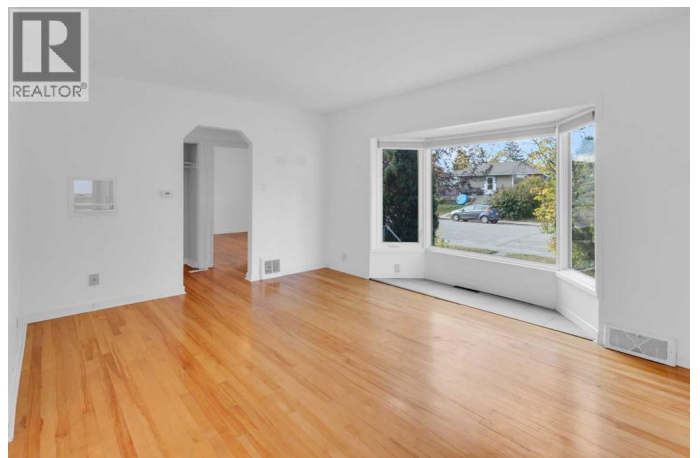
3 Bedroom, 2.00 Bathroom, 937 sqft

Single Family on 0.14 Acres

Banff Trail, Calgary, Alberta

HOME SWEET HOME! Welcome to this 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! (id:6289)

Built in 1952



Essential Information

| | |
|----------------|---------------|
| Listing # | A2262810 |
| Price | \$830,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Square Footage | 937 |
| Acres | 0.14 |
| Year Built | 1952 |
| Type | Single Family |
| Sub-Type | Freehold |
| Style | Bungalow |

Community Information

| | |
|-------------|-------------------|
| Address | 2412 22 Street Nw |
| Subdivision | Banff Trail |
| City | Calgary |
| Province | Alberta |
| Postal Code | T2M3W6 |

Amenities

| | |
|----------------|---|
| Amenities | Park, Playground, Recreation Nearby, Schools, Shopping |
| Features | Treed, Back lane, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Level |
| Parking Spaces | 2 |
| Parking | Detached Garage |
| # of Garages | 2 |
| View | View |

Interior

| | |
|--------------|--|
| Appliances | Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings |
| Heating | Natural gas Forced air |
| Cooling | None |
| # of Stories | 1 |
| Basement | Separate entrance, Suite |

Exterior

| | |
|-------------------|------------------|
| Exterior | Vinyl siding |
| Exterior Features | Landscaped, Lawn |
| Construction | Wood frame |

Foundation

Poured Concrete

Listing Details

Listing Office

Century 21 Bamber Realty LTD.



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 3:16pm PDT