

# \$925,000 - 2440 22 Street Nw, Calgary

MLS® #A2211052

**\$925,000**

3 Bedroom, 2.00 Bathroom, 1,204 sqft

Residential on 0.23 Acres

Banff Trail, Calgary, Alberta

ATTENTION INVESTORS !!! A HUGE LOT WITH MULTIPLE DEVELOPMENTS IN THE SURROUNDINGS ! This property, located in the highly sought-after NW Calgary area, presents a unique investment opportunity for builders and developers. The location is ideal, being close to schools, playgrounds, SAIT, and Highway 1. This is an excellent chance to capitalize on the land's prime location and create something new and valuable. Don't miss out on this rare opportunity to invest in Calgary's growing real estate market!

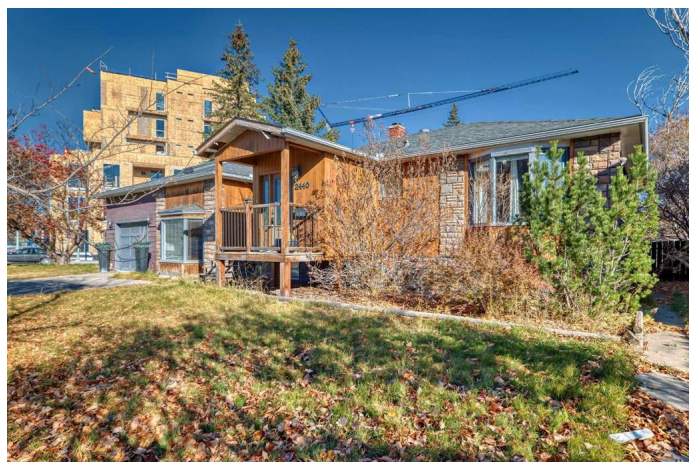
Built in 1952

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211052          |
| Price          | \$925,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,204             |
| Acres          | 0.23              |
| Year Built     | 1952              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

Address 2440 22 Street Nw



|             |             |
|-------------|-------------|
| Subdivision | Banff Trail |
| City        | Calgary     |
| County      | Calgary     |
| Province    | Alberta     |
| Postal Code | T2M 3W6     |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 3                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home  |
| Appliances        | Dishwasher, Electric Cooktop, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance                          |
| Lot Description   | Corner Lot, Pie Shaped Lot                |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 39               |
| Zoning         | R-CG             |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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