

\$900,000 - 2440 22 Street Nw, Calgary

MLS® #A2211052

\$900,000

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. Situated side by side with 2436 22st NW, both properties offer significant potential for redevelopment. The location is ideal, being close to schools, playgrounds, SAIT, and Highway 1. Please note that the house at 2436 22st NW has encountered vandalism and is being sold for land value only. 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	\$900,000
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 4
Zoning R-CG

Listing Details

Listing Office URBAN-REALTY.ca

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