

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

MLS® #A2211052

**\$900,000**

3 Bedroom, 2.00 Bathroom, 1,204 sqft

Residential on 0.23 Acres

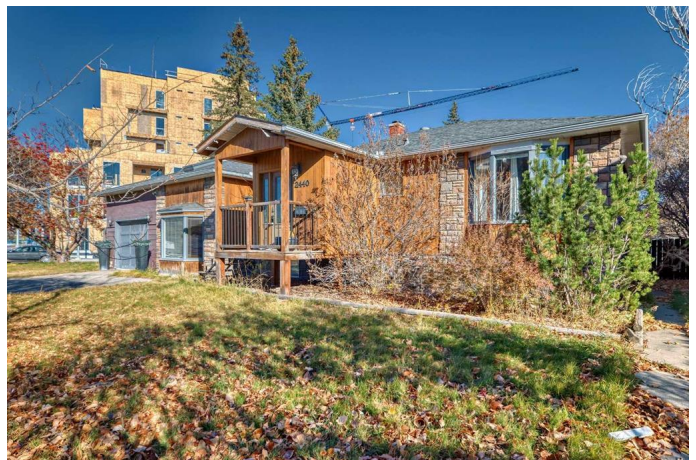
Banff Trail, Calgary, Alberta

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	7
Zoning	R-CG

### Listing Details

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

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.