

\$598,800 - 2019 22 Avenue Nw, Calgary

MLS® #A2224286

\$598,800

3 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

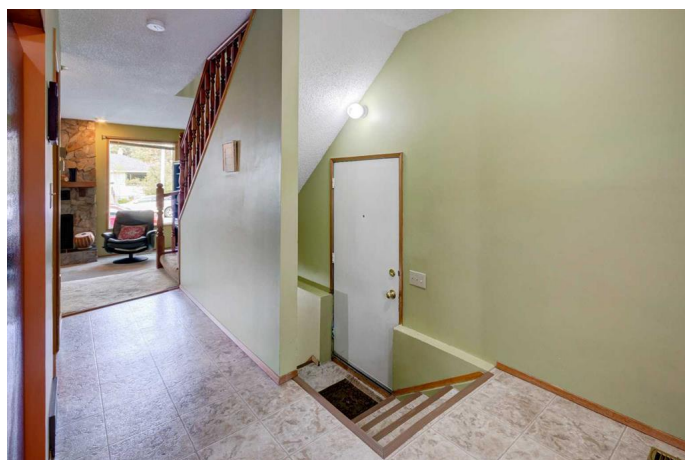
Enter Calgary's inner city market with a priced to sell infill. The community of Banff Trail has everything one could want-walking distance to restaurants, coffee shops, a shopping mall, unique shops, Confederation park, a popular bike path in West Confederation park, tennis courts, splash park, stunning community garden, three schools located within minutes, as well as the University, SAIT, buses and C-train. Prefer two wheels? You're just a short cycle to downtown. This is a well maintained 2 story home in great location with 2000 sq ft of living space. The main level encompasses a spacious kitchen and dining room, roomy living room with wood burning fireplace and huge windows as well as 2 pc bathroom and laundry room. Upstairs, you'll find 3 large bedrooms and a 4pc updated bathroom. Great views of downtown from the primary bedroom and hallway. The fully developed basement offers versatile space with newer windows, recreation room with cabinets, bar sink, a 3pc bathroom, office and plenty of storage. Another wonderful feature is the south facing, fully fenced backyard that includes enormous deck, parking space, large trees and a storage shed. A quiet garden oasis awaits you.

Built in 1980

Essential Information

MLS® # A2224286

Price \$598,800



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2019 22 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1S1

Amenities

Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Stone, Wood Burning, Gas Log
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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