

# \$774,500 - 2009 22 Avenue Nw, Calgary

MLS® #A2225914

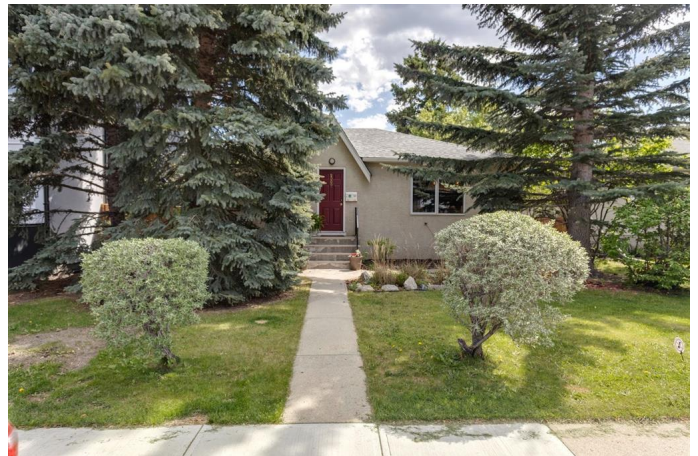
**\$774,500**

3 Bedroom, 3.00 Bathroom, 1,156 sqft

Residential on 0.12 Acres

Banff Trail, Calgary, Alberta

Stylish character home with legal suite in the family friendly community of Banff Trail. Located on a picturesque, tree lined street, this beautifully updated character home offers the perfect blend of charm, comfort, and income potential; ideal for young couples, professionals, or investors. Step inside to discover an open concept layout with rich hardwood floors, a gourmet kitchen with stainless steel appliances, granite countertops, and custom cabinetry that blends maple lowers with sleek contrasting uppers. The formal dining area makes entertaining effortless, while the cozy living room features a gas fireplace to cozy up with a cup of tea and a good book. The main floor boasts a serene primary bedroom retreat with a home office or spacious dressing room and direct access to the sunny south facing backyard and deck where you can enjoy a morning coffee or a work from home setup. A second spacious bedroom adds flexibility for guests. Downstairs, a fully city-registered legal 1-bedroom suite with its own laundry offers excellent rental income, making this home a smart investment. Sitting on a generous 45' x 120' lot with a sun drenched backyard that showcases gorgeous perennials, this home is just steps from the LRT, University of Calgary, SAIT, and all major amenities. Whether you're looking to live stylishly while generating income, or invest in a high demand inner city location, this home checks all the boxes.



Built in 1951

## Essential Information

MLS® #	A2225914
Price	\$774,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,156
Acres	0.12
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2009 22 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1S1

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Granite Counters, Separate Entrance, Skylight(s), Storage, Bookcases
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Natural Gas, None
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Garden, Lawn, Rectangular Lot, Fruit Trees/Shrub(s), Interior Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	41
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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