

\$530,000 - 1409 22 Avenue Nw, Calgary

MLS® #A2225060

\$530,000

2 Bedroom, 2.00 Bathroom, 721 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Charming Character Home Across from
Confederation Park!

Welcome to this beautifully maintained
2-bedroom home tucked just past Capitol
Hill—steps from the serenity of Confederation
Park. Perfect for nature lovers, morning
joggers, and anyone who loves scenic views
right outside their window.

Inside you'll find:

Two full bathrooms

A fully developed basement (ideal for a rec
room, guest space, or home office)

A bright and cozy main floor with classic
character details

A large oversized garage with plenty of room
for storage, toys, or a workshop

Outside perks include:

A welcoming front porch to enjoy your coffee
or wave to the neighbours

A spacious backyard perfect for summer
BBQs, entertaining, or even a garden

Mature trees and great curb appeal

Located on a quiet street with quick access to

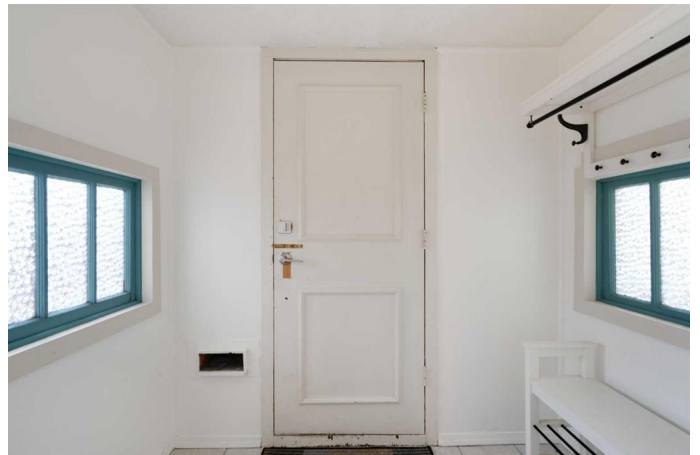
downtown, SAIT, U of C, schools, and

transit—this home has the location, charm,
and function you've been waiting for.

****PROPERTY IS CURRENTLY C/S
AWAITING DEPOSIT****

Built in 1912

Essential Information



MLS® #	A2225060
Price	\$530,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	721
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1409 22 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1P9

Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Crown Molding
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	21
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

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.