

# \$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 youâ€™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

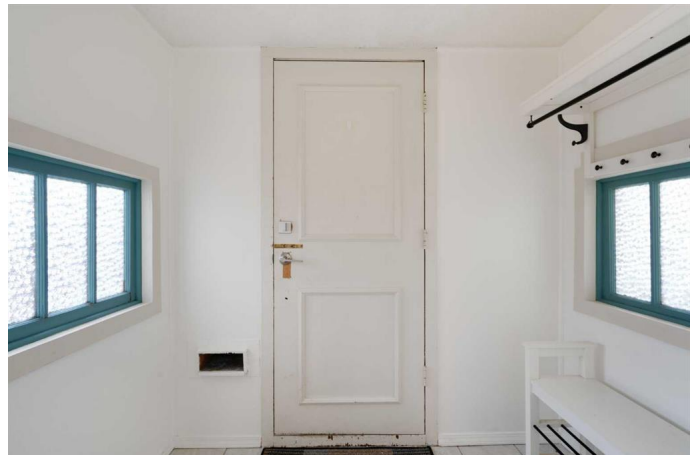
Located on a quiet street with quick access to  
downtown, SAIT, U of C, schools, and

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	17
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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