

# \$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

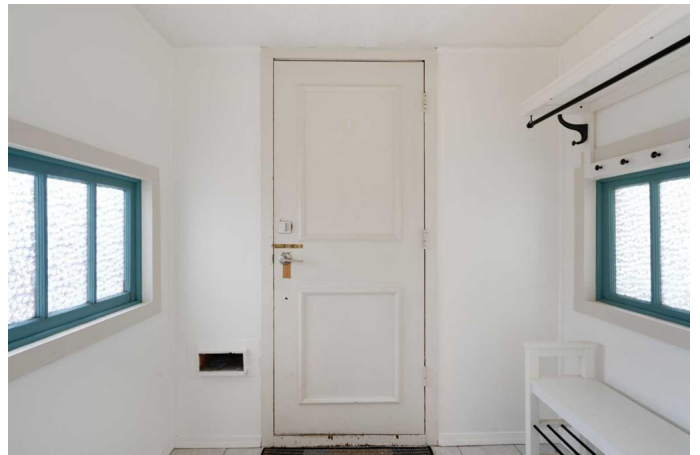
Located on a quiet street with quick access to  
downtown, SAIT, U of C, schools, and  
transit—this home has the location, charm,  
and function you've been waiting for.

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 | 35 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | R-CG |
|--------|------|

### **Listing Details**

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

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