

# \$750,000 - 2436 22 Street Nw, Calgary

MLS® #A2210991

## \$750,000

5 Bedroom, 2.00 Bathroom, 1,289 sqft

Residential on 0.14 Acres

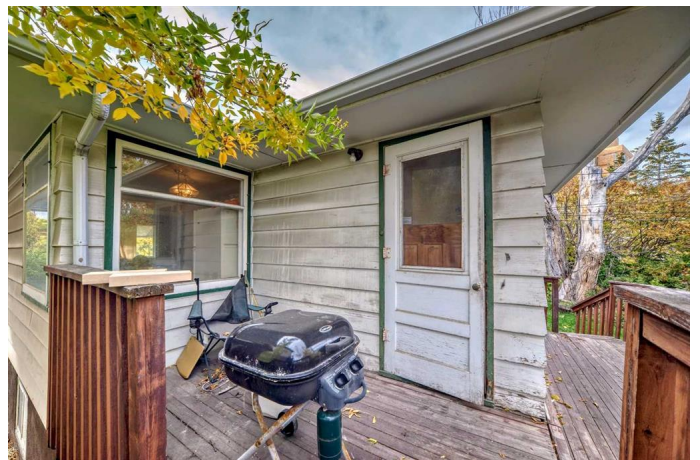
Banff Trail, Calgary, Alberta

This property, located in the highly sought-after NW Calgary area, presents a unique investment opportunity for builders and developers ( 15.2m \* 36.54m) . This house is close to SAIT with lots of developments around it. Situated side by side with 2440 22st NW, both properties offer significant potential for redevelopment. Please note that the house at 2436 22st NW has encountered vandalism recently and is being sold for land value only. This is an excellent chance to capitalize on the land's prime location and create something new and valuable. Don't miss out on this rare opportunity to invest in Calgary's growing real estate market!

Built in 1955

## Essential Information

MLS® #	A2210991
Price	\$750,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,289
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active



## Community Information

Address	2436 22 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3W6

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	URBAN-REALTY.ca
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