

\$449,777 - 424 22 Avenue Nw, Calgary

MLS® #A2224132

\$449,777

1 Bedroom, 1.00 Bathroom, 455 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Click brochure link for more details. Charming Mount Pleasant Home â€” Cute as a Button & Full of Possibility! Welcome to 424 22 Avenue NW â€” a move-in ready gem nestled on a quiet, traffic-calmed street in one of Calgaryâ€™s most sought-after inner-city communities. Whether you're a first-time buyer, savvy investor, or someone looking to downsize without compromise, this lovingly maintained home offers rare value and a world of opportunity. Why You'll Love It: No Condo Fees â€” You own the land on a great street with lovely neighbours. No shared walls, just peace of mind. Outdoor Space â€” Enjoy your private backyard, perfect for a pet, a garden, or your morning coffee in the sun. This property has one of the nicest front views in all Mount Pleasant: it's like living in a forest. Future Potential â€” Add an addition, rent it out, or plan your dream infill down the road. Walkable Lifestyle â€” Steps from top-rated schools, parks, playgrounds, transit, and the trendy restaurants. Enjoy a quiet walk down 2nd Street to Prince's Island Park. Well-Maintained & Move-In Ready â€” A perfect balance of character and comfort. This is your chance to own a freehold home in a vibrant, family-friendly neighbourhoodâ€”a solid hedge against market uncertainty and a smart long-term investment in lifestyle and location.

Built in 1930



Essential Information

MLS® #	A2224132
Price	\$449,777
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	455
Acres	0.07
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	424 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1N3

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Fruit Trees/Shrub(s), Private, Treed
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Honestdoor Inc.
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