

# \$900,000 - 2440 22 Street Nw, Calgary

MLS® #A2211052

**\$900,000**

3 Bedroom, 2.00 Bathroom, 1,204 sqft  
Residential on 0.23 Acres

Banff Trail, Calgary, Alberta

ATTENTION INVESTORS !!! A HUGE LOT WITH MULTIPLE DEVELOPMENTS IN THE SURROUNDINGS ! This property, located in the highly sought-after NW Calgary area, presents a unique investment opportunity for builders and developers. Situated side by side with 2436 22st NW, both properties offer significant potential for redevelopment. The location is ideal, being close to schools, playgrounds, SAIT, and Highway 1. Please note that the house at 2436 22st NW has encountered vandalism 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 1952

## Essential Information

MLS® #	A2211052
Price	\$900,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,204
Acres	0.23
Year Built	1952
Type	Residential
Sub-Type	Detached



Style 1 and Half Storey  
Status Active

### Community Information

Address 2440 22 Street Nw  
Subdivision Banff Trail  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2M 3W6

### Amenities

Parking Spaces 3  
Parking Driveway, Single Garage Attached  
# of Garages 1

### Interior

Interior Features No Smoking Home  
Appliances Dishwasher, Electric Cooktop, Refrigerator, Stove(s), Washer/Dryer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Private Entrance  
Lot Description Corner Lot, Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Concrete, Stucco, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 11th, 2025  
Days on Market 2  
Zoning R-CG

### Listing Details

Listing Office URBAN-REALTY.ca

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