



GRASSROOTS
REALTY GROUP

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1409 22 Avenue NW
Calgary, Alberta

MLS # A2225060



\$530,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	721 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Crown Molding		

Inclusions: N/A

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 you’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****