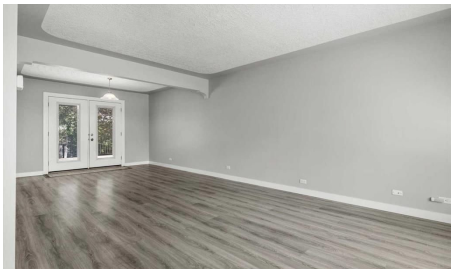
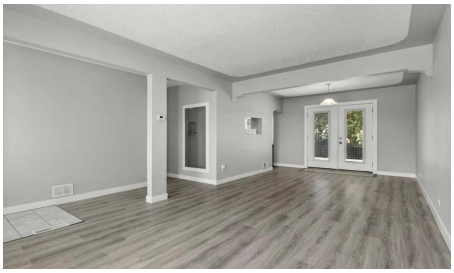
1615 22A Street NW

Calgary | Active | MLS® A2342034

$779,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1953**	**1,146 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Discover the perfect blend of location and potential in the highly sought-after community of Briar Hill. Situated on an expansive 55’ x 117’ corner lot on a beautiful, tree-lined street, this property is surrounded by high-end redevelopments and luxury homes.
This spacious 5-bedroom, 2-bathroom bungalow has been thoughtfully upgraded. The heart of the home features a modernized kitchen that flows seamlessly into an open-concept living and dining area. Step out from the dining room onto an oversized deck, perfectly positioned above the rear-facing double-attached garage. The home boasts beautiful flooring throughout and a fully fenced, private backyard with an additional storage shed. The expansive basement offers two additional bedrooms, ample storage, and convenient interior access to the garage. The yard is fully fenced and offers privacy with an additional storage shed.
Ideally located just minutes from SAIT, North Hill Mall, transit, and local parks, this is a rare opportunity to secure a prime piece of real estate in one of the city’s most desirable neighborhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342034
Bedrooms	5
Bathrooms	2
Year Built	1953
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,146 sq. ft.
Main Level Finished Area:	1,145 sq. ft.

Below Grade Finished Area:	1,104 sq. ft.
Acreage:	No
Lot Area:	6,447 sq. ft.
Lot Frontage:	55'1"
Front Exposure:	East
Unit Exposure:	East
Levels:	One
Total Rooms Above Grade:	7
Year built:	1953 (Age: 73)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5086GM
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Hounsfield Heights/Briar Hill
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	None Known
Main Floor	Living/Dining Room Combination · 27'2" × 16' ·
Main Floor	Kitchen · 13'7" × 11'3" ·
Main Floor	Sunroom/Solarium · 15'6" × 13'1" ·
Main Floor	Foyer · 5'7" × 3'11" ·
Main Floor	Bedroom - Primary · 12'1" × 11'6" ·
Main Floor	Bedroom · 11'1" × 11' ·
Main Floor	Bedroom · 11'1" × 8'8" ·
Lower Level	Family Room · 29'2" × 12'9" ·
Lower Level	Furnace/Utility Room · 6'11" × 3'11" ·
Lower Level	Storage · 15'10" × 13'2" ·
Lower Level	Bedroom · 14'11" × 8'8" ·
Lower Level	Bedroom · 12'9" × 11'11" ·
Title to Land:	Fee Simple

Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Closet Organizers, Laminate Counters, Storage
Exterior Features:	Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	RC-1
Listed Date:	Sep 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1615-22a-street-nw-calgary-a2342034/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.