401 22 Avenue NE

Calgary | Active | MLS® A2344817

$749,000









Bedrooms	Bathrooms	Year Built	Living area
7	**3**	**1947**	**1,523.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Great investment opportunity with M-C1 zoning and a desirable corner lot! This single-family home features vinyl flooring throughout, a newer furnace and hot water tank, and a total of 7 bedrooms and 3 full bathrooms. The main floor offers 5 bedrooms, while the upper floor includes 2 additional bedrooms, providing plenty of space and flexibility for investors. Conveniently located just steps from public transit and close to shopping, playgrounds, restaurants, and other amenities. ** 401 22 Ave NE **

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344817
Bedrooms	7
Bathrooms	3
Year Built	1947
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:	1 and Half Storey
Total Living Area:	1,523.1 sq. ft.
Main Level Finished Area:	1,144.8 sq. ft.
Upper Level Finished Area:	378.3 sq. ft.
Acreage:	No
Lot Area:	4,983 sq. ft.
Lot Frontage:	43'2½"

Front Exposure:	North
Levels:	One and One Half
Total Rooms Above Grade:	8
Year built:	1947 (Age: 79)
Bedrooms:	7 (Above Grd: 7)
Bedrooms Above Grade:	7
Bedrooms On Main:	5
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0
Plan:	5613FO
Heating:	Forced Air
Basement:	Partial, Unfinished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1

Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northeast
Community:	Winston Heights/Mountview
Appliances:	Dishwasher, Electric Stove, Range, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 3'8" × 3'1" ·
Main Floor	Furnace/Utility Room · 8'5" × 3'1" ·
Main Floor	Bedroom · 12'11" × 8'9" ·
Main Floor	Bedroom · 13'8" × 7'10" ·
Main Floor	Laundry · 2'11" × 2'9" ·
Main Floor	Bedroom · 9'8" × 9'3" ·
Main Floor	Kitchen With Eating Area · 15'10" × 9' ·
Main Floor	Bedroom · 11'10" × 8'5" ·
Main Floor	Bedroom · 11'9" × 8'5" ·
Upper Level	Bedroom - Primary · 14'11" × 8' ·
Upper Level	Bedroom · 11'11" × 7'9" ·
Title to Land:	Fee Simple
Community Features:	Playground, Shopping Nearby, Street Lights
Interior Features:	Laminate Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/401-22-avenue-ne-calgary-a2344817/

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