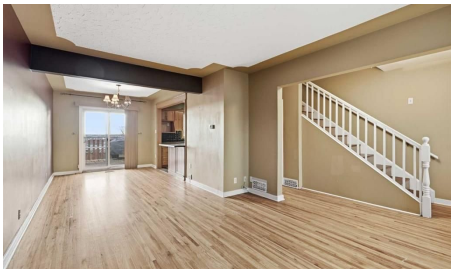
4522 Stanley Road SW

Calgary | Active | MLS® A2357187

$549,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1955**	**1,093.08 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

A hidden gem in an outstanding neighborhood . The area offers highly regarded schools of all levels , you're minutes to Stanley Park for all sorts of recreation (swimming , picnicking , baseball, tennis , skating)and the picturesque walking paths surrounding the Elbow River . Public Transit , both bus and LRT are close by as is Chinook Center and a wide range of shopping options close at hand .The downtown core is within minutes as well. This character 2 storey home is situated on an enormous lot , with horizon views to the east and a gardens delight with lots of potential to develop. Several recent updates include a new roof in 2025 , updated custom kitchen cabinets , granite counter tops , some newer windows . The main and upper levels have maintained the original hardwood floors still in pristine condition and maintain the charm and character this home exudes There are 3 bedrooms , all generous in size , with plenty of closet space (2 up & 1 down) The upper level boasts 2 large bedrooms with ample closet space and a recently renovated 4 piece bath . The main floor layout has a renovated kitchen with breakfast bar , a spacious living room and dining room and large windows offering plenty of natural light . The lower level is fully finished with a bedroom , newer 3 piece bath , a den / office space or gym area and lower level laundry . This home is lovingly cared and it shows .

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357187
Bedrooms	3
Bathrooms	2
Year Built	1955
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,093.08 sq. ft.

Main Level Finished Area:	547.39 sq. ft.
Upper Level Finished Area:	545.69 sq. ft.
Below Grade Finished Area:	499.08 sq. ft.
Lot Area:	6,135 sq. ft.
Lot Frontage:	23'
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1955 (Age: 71)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	357GU
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, On Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
City Quadrant:	Southwest
Community:	Parkhill
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Storage Shed
Restrictions:	None Known
Main Floor	Living Room · 12'4" × 11'5" ·
Main Floor	Dining Room · 14'11" × 9'2" ·
Main Floor	Kitchen · 11'9" × 8'7" ·
Main Floor	Foyer · 6'6" × 4'2" ·
2nd Floor	Bedroom - Primary · 14'8" × 12'8" ·
2nd Floor	Bedroom · 11'7" × 11'4" ·
Lower Level	Bedroom · 11'6" × 8'2" ·
Lower Level	Den · 9'3" × 9'1" ·
Lower Level	Laundry · 7'4" × 6'3" ·
Lower Level	Furnace/Utility Room · 4'10" × 4'5" ·
Lower Level	Storage · 2'5" × 2' ·
Title to Land:	Fee Simple

Community Features:	Park, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Storage
Exterior Features:	Garden, Private Yard, Storage
Patio And Porch Features:	Deck
Lot Features:	Front Yard, Irregular Lot, Landscaped, No Neighbours Behind, See Remarks, Street Lighting, Treed, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4522-stanley-road-sw-calgary-a2357187/

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.