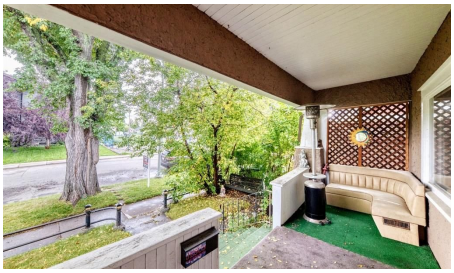
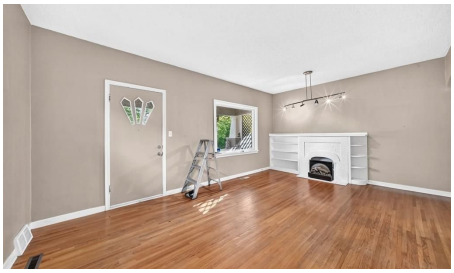
466 22 Avenue NW

Calgary | Active | MLS® A2344953

$425,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1922**	**871 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

"" OPEN HOUSE: SUNDAY, NOV. 29, 3:00 - 5;00 PM "" Excellent move in and upgrade later. clean older home with numerous upgrades (sewer line (2024), plumbing (2015), roof shingles incl garage (2013) in a prime Capital Hill side street, fully developed, 2 bedrooms, den, living room and dining room with oak hardwood flooring, comfortable clean kitchen, lower level family room, tv games room and den. Two full bathrooms, older single garage for storage (one car), side parking and concrete patio. cute front veranda porch, a quiet tree lined street and very near downtown and shopping, #2 bus route

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344953
Bedrooms	2
Bathrooms	2
Year Built	1922
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:	871 sq. ft.
Main Level Finished Area:	871 sq. ft.
Below Grade Finished Area:	620.7 sq. ft.
Acreage:	No
Lot Area:	2,981 sq. ft.

Lot Frontage:	24'4¼"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	1922 (Age: 104)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2129O
Heating:	Mid Efficiency, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Other, Single Garage Detached

Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 18'6" × 12'6" ·
Main Floor	Kitchen · 12'6" × 7' ·
Main Floor	Dining Room · 13'8" × 10' ·
Main Floor	Bedroom - Primary · 10' × 9' ·
Main Floor	Bedroom · 9' × 8'6" ·
Basement	Family Room · 16' × 11'6" ·
Basement	Media Room · 18' × 10' ·
Basement	Den · 8'6" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	High Ceilings, Jetted Tub
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Few Trees, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	R-CG
Listed Date:	Sep 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/466-22-avenue-nw-calgary-a2344953/

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

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