535 22 Avenue SW

Calgary | Active | MLS® A2352102

$1,099,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1910**	**1,359 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to this beautifully renovated home in the heart of Cliff Bungalow, one of Calgary's most desirable inner-city communities! Perfectly blending contemporary sophistication with thoughtful design, this exceptional property offers high-end finishes, extensive upgrades, and an unbeatable location just minutes from downtown and the vibrant shops, restaurants, and cafés of 4th Street and 17th Avenue.

From the moment you arrive, the attention to detail is evident. Sustainably harvested Brazilian hardwood decking at the front and upper levels adds warmth and architectural character, while the professionally landscaped yard features a beautiful selection of trembling aspen, lilies, cotoneaster, hostas, and native grasses. Designed with low-maintenance urban living in mind, the outdoor spaces offer the perfect balance of beauty, privacy, and functionality without the upkeep of a traditional large yard.

Inside, the home showcases a stylish modern aesthetic, complemented by brand-new luxury vinyl flooring throughout, updated finishes, and carefully considered details. The beautifully appointed kitchen features premium appliances, including a Miele refrigerator, Miele steam oven, gas cooktop, and Bosch dishwasher, creating an inviting space for both everyday living and entertaining. Three newly renovated bathrooms feature the added comfort of in-floor heating, while three fireplaces bring warmth and ambiance throughout the home, including electric fireplaces in the main living area and basement, and a recently serviced gas fireplace in the primary bedroom.

Extensive upgrades provide exceptional peace of mind, including a new roof (2025), replacement vinyl windows with triple glazing on the front-facing windows, new exterior doors with integrated blinds, updated insulation throughout, and all-new electrical and plumbing completed with permits. All original knob-and-tube wiring has been removed, with a new main electrical panel and main-floor subpanel installed. The furnace has also received a new heat exchanger, has been recently serviced, and the ductwork professionally cleaned.

The finished basement offers additional living flexibility with an illegal basement suite, providing versatile space for extended family, guests, or other potential uses, subject to applicable municipal requirements. Completing the property is a heated double garage equipped with 240V electrical service, offering excellent functionality for parking, hobbies, or future EV charging considerations.

Situated in an unbeatable inner-city location, this home puts you within easy reach of downtown Calgary, the Elbow River pathways, neighbourhood parks, and some of the city's best dining, shopping, and entertainment destinations. Enjoy the convenience of a truly walkable lifestyle while coming home to a beautifully updated property that offers comfort, quality, and contemporary style.

A rare opportunity to enjoy refined, low-maintenance inner-city living in one of Calgary's most sought after communites!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352102
Bedrooms	4
Bathrooms	3

Year Built	1910
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	1,359 sq. ft.
Main Level Finished Area:	717.75 sq. ft.
Upper Level Finished Area:	641.26 sq. ft.
Below Grade Finished Area:	530.78 sq. ft.
Acreage:	No
Lot Area:	2,949 sq. ft.
Lot Frontage:	24'6 1/8 "
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1910 (Age: 116)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0

Plan:	4453L
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Shingle Siding, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Cliff Bungalow
Appliances:	Dishwasher, Double Oven, Electric Oven, European Washer/Dryer Combination, Gas Cooktop, Microwave, Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 14'10" × 11'11" ·

Main Floor	Dining Room · 13'5" × 10'3" ·
Main Floor	Kitchen · 10'8" × 9'6" ·
Main Floor	Breakfast Nook · 9'3" × 6'7" ·
Upper Level	Bedroom - Primary · 17'5" × 10'11" ·
Upper Level	Bedroom · 11'5" × 11'2" ·
Upper Level	Bedroom · 11'4" × 9'8" ·
Basement	Bedroom · 15'7" × 8'5" ·
Basement	Kitchen With Eating Area · 15'11" × 15'9" ·
Basement	Furnace/Utility Room · 8'2" × 6'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Wood Counters
Exterior Features:	Other, Private Yard
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Interior Lot, Low Maintenance Landscape, Many Trees, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/535-22-avenue-sw-calgary-a2352102/

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