5824 22 Avenue NE

Calgary | Active | MLS® A2348491

$620,000









Bedrooms	Bathrooms	Year Built	Living area
3	2	1978	1,526.8 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to your new home in Pineridge! This beautifully renovated and move-in-ready home features 3 bedrooms, 1.5 bathrooms, and a double attached garage. Recent updates throughout the main and upper floors include a modernized kitchen with new appliances, updated bathrooms, new flooring, and fresh paint.

The versatile bonus room on the main floor is perfectly situated between the living and dining areas, making it an ideal space for movie nights, family gatherings, or entertaining guests.

Step outside to the rear balcony, the perfect spot to enjoy summer BBQs with friends and family or simply relax and unwind after a long day.

The basement offers excellent future potential, with City-approved permits already in place for a legal basement suite. Whether you're looking to create a mortgage helper, additional living space, a recreation room, or the ultimate man cave, the possibilities are endless.

Conveniently located close to schools, parks, shopping, public transit, and major roadways, this home offers both comfort and convenience for families, first-time buyers, and investors alike.

Don't miss this incredible opportunity. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348491
Bedrooms	3
Bathrooms	2
Year Built	1978
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:	2 Storey
Total Living Area:	1,526.8 sq. ft.
Acreage:	No
Lot Area:	2,895 sq. ft.
Lot Frontage:	29'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1978 (Age: 48)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7810599
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Vinyl Plank

Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Pineridge
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bonus Room · 14'3" × 11'7" ·
Main Floor	Mud Room · 7'5" × 4'4" ·
Main Floor	Kitchen · 12'4" × 10'8" ·
Main Floor	Dining Room · 12'7" × 9'9" ·
Main Floor	Living Room · 13'5" × 11'9" ·
Main Floor	Entrance · 4'8" × 3'11" ·
2nd Floor	Bedroom · 9'7" × 8'7" ·
2nd Floor	Bedroom · 10'11" × 8' ·
2nd Floor	Bedroom - Primary · 16'10" × 11' ·
2nd Floor	Balcony · 20'3" × 12'8" ·
2nd Floor	Walk-In Closet · 8' × 6'4" ·
Lower Level	Laundry · 5' × 3'10" ·

Lower Level	Family Room · 27'8" × 14'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Smoking Home, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5824-22-avenue-ne-calgary-a2348491/

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Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.