



1409 22 Avenue Calgary Alberta

\$530,000

Charming Character Home Across from Confederation Park! Welcome to this beautifully maintained 2-bedroom home tucked just past Capitol Hill—steps from the serenity of Confederation Park. Perfect for nature lovers, morning joggers, and anyone who loves scenic views right outside their window. Inside you'll find: Two full bathrooms A fully developed basement (ideal for a rec room, guest space, or home office) A bright and cozy main floor with classic character details A large oversized garage with plenty of room for storage, toys, or a workshop Outside perks include: A welcoming front porch to enjoy your coffee or wave to the neighbours A spacious backyard perfect for summer BBQs, entertaining, or even a garden Mature trees and great curb appeal Located on a quiet street with quick access to downtown, SAIT, U of C, schools, and transit—this home has the location, charm, and function you've been waiting for. ****PROPERTY IS CURRENTLY C/S AWAITING DEPOSIT**** (id:6769)

3pc Bathroom 7.00 Ft x 6.83 Ft

Laundry room 7.58 Ft x 6.83 Ft

Recreational, Games room 16.83 Ft x 27.58 Ft

Furnace 11.00 Ft x 23.17 Ft

Primary Bedroom 10.08 Ft x 8.08 Ft

4pc Bathroom 7.33 Ft x 7.75 Ft

Dining room 7.92 Ft x 9.92 Ft

Bedroom 10.25 Ft x 7.75 Ft

Kitchen 10.67 Ft x 9.92 Ft

Living room 10.42 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://ashlee.albertareal.com/>

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net