

\$480,000 - 247 22 Avenue Nw, Calgary

MLS® #A2245361

\$480,000

2 Bedroom, 1.00 Bathroom, 875 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Open house: Sunday Aug 10 from 1:00 - 3:00 pm. This thoughtfully updated 875 sq ft character home sits on a 25 x 125TM lot in one of Calgary's most walkable and connected inner-city neighbourhoods. Once enter, you are greeted by a good size sunroom with wrap around windows,. Inside, you'll find brand new engineered hardwood flooring (2024), freshly painted main living & dining areas, a den with built-in desk for work-from-home functionality. The kitchen features modern appliances (2019). A full bathroom with clawfoot tub. Two large bedrooms facing the private backyard. The 6 ft high basement includes added storage, wine racks, and laundry. The heritage wood siding was professionally refinished in 2020, and major system upgrades include PEX water lines, ABS drainage, a relined sewer main, and newer windows (2015).. Outside, enjoy a private paver patio and a super-insulated detached workshop or studio (2022). Ideal for buyers seeking a move-in-ready home with warmth, character, and lasting value. Located on a quiet street, this home is within walking distance to Safeway, Italian groceries stores, coffee shops & parks. It's 1 km to Balmoral elementary & Junior High School, 3 blocks from public transportation. Being surrounded by ongoing quality infill development "this is an opportunity to live in a mature, evolving neighbourhood with long-term upside. This home is a must to see.



Built in 1911

Essential Information

MLS® #	A2245361
Price	\$480,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	875
Acres	0.07
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	247 22 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1N2

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters, Natural Woodwork, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Playground, Private Yard, Storage
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Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	Grand Realty
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