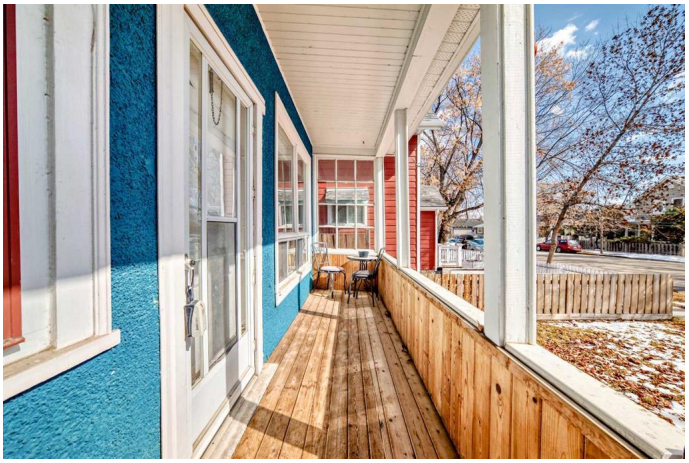
$599,000 - 814 22 Avenue Se, Calgary

MLS® #A2207257

$599,000
2 Bedroom, 1.00 Bathroom, 739 sqft
Residential on 0.06 Acres



Ramsay, Calgary, Alberta

OPEN HOUSE SUN, MAY 4 FROM 12-2pm****Location is everything, and this home is in one of the best spots in the city. Just steps from the main street of Inglewood, you'll have easy access to incredible restaurants, unique shops, the river, the zoo, and scenic walking paths. Downtown Calgary is within walking distance, and with Deerfoot Trail nearby, getting around the city is effortless. Nestled on one of Ramsayâ€™s most desirable tree-lined streets, this charming one-bedroom, (also another bedroom in the basement) one-bathroom home offers plenty of character and potential for basement development. A covered front porch welcomes you into the beautifully renovated main level. The kitchen has been completely updated with new cabinets, stainless steel appliances, durable LG Viatera countertops, and reclaimed hardwood flooring and beams that add warmth and charm. The spacious bedroom features a stylish barn door and ample closet space, while the renovated bathroom includes a custom shower and extra storage. Both plumbing and electrical have been redone. At the back of the home, a convenient landing leads to a large deck. The oversized double garage is heated, fully insulated, and drywalled, making it an ideal workspace or additional storage area. The home also includes a reverse osmosis drinking water system, adding to the thoughtful upgrades. The L-shaped dining and living area provides plenty of space for entertaining or setting up a

cozy work or reading nook. Downstairs, the concrete basement features a new hot water tank (2024) and new furnace (2024), washer-dryer set, and a finished den that can be used as a bedroom , home gym or storage room. With a backyard deck ready for summer barbecues and a front porch perfect for morning coffee, this home offers year-round enjoyment. Renovations completed in 2016 bring a fresh, modern feel, with added insulation and new windows in the kitchen, bedroom, bathroom, and basement. Don't waste time to view. Shows extremely well.

Built in 1912

Essential Information

MLS® #	A2207257
Price	$599,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	739
Acres	0.06
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	814 22 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1N5

Amenities

Parking Spaces	2

Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2025
Days on Market	28
Zoning	R-CG

Listing Details

Listing Office	Diamond Realty & Associates LTD.

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