

# \$499,900 - 5812 22 Avenue Ne, Calgary

MLS® #A2256055

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,171 sqft  
Residential on 0.07 Acres

Pineridge, Calgary, Alberta

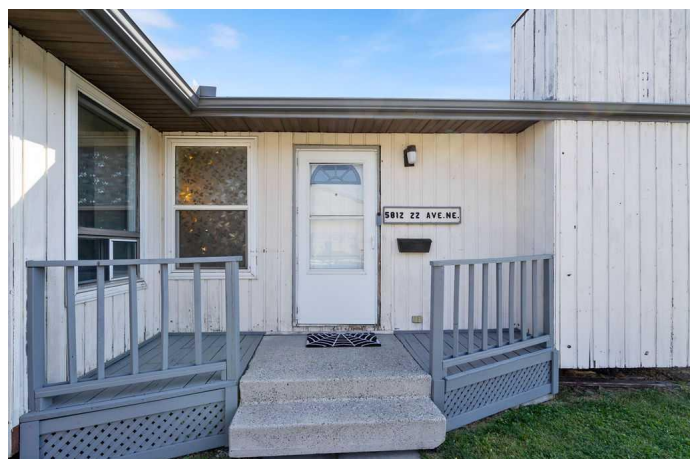
""Open House Saturday October 25th  
2:00-4:00\*\*\* Don't miss your chance to view  
this welcoming corner-lot home \*\*\*WITH NO  
CITY SIDEWALKS :) \*\*\*in the highly desirable  
community of Pineridge! Ideally located just  
minutes from schools, parks, transit and the  
local public swimming wave pool with slides  
and rec center, this property is perfect for  
families, first-time buyers, or investors.

Step inside to an inviting open dining area,  
which flows seamlessly into a generous sunny  
living room complete with a cozy  
fireplace—ideal for relaxing or entertaining.  
To the left, you'll find a functional kitchen with  
a hand through semi open space to visit with  
family and friends while cooking up something  
delicious , along with three well-sized  
bedrooms, a renovated 4-piece main  
bathroom, and a private 2-piece ensuite in the  
primary bedroom The primary has patio doors  
that lead to the back yard deck.

Head downstairs to discover a spacious  
(illegal) basement suite, featuring an additional  
bedroom, another full 3-piece bathroom, a  
second kitchen, finished storage room and a  
large family room—perfect for  
multi-generational living or potential rental  
income.

Shingles, fascia and gutter all replaced in last  
few years.

This home is move-in ready, back yard is  
fenced and rear lane is paved. With newer



shingles, gutters and fascia... It's perfect for your next home.

Built in 1978

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256055    |
| Price          | \$499,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,171       |
| Acres          | 0.07        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5812 22 Avenue Ne |
| Subdivision | Pineridge         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 4P7           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | See Remarks, Laminate Counters                                |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |

|              |                                          |
|--------------|------------------------------------------|
| Fireplaces   | Living Room, Mantle, Stone, Wood Burning |
| Has Basement | Yes                                      |
| Basement     | Full                                     |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                       |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Private, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                                             |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 36                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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