

\$789,900 - 1429 22 Avenue Nw, Calgary

MLS® #A2270160

\$789,900

4 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

CALLING ALL INVESTORS AND DEVELOPERS Perfectly positioned on a massive rectangular 50 X 120 LOT, with a rear alley and no obstructions. This property offers incredible potential – whether you’re planning a future multi-unit redevelopment (R-CG zoning), a custom infill project, or simply seeking a strong income-producing hold while your plans take shape, with 2 BED 1 BATH on the main floor and 2 BED 1 BATH in the basement. Step outside to find a spacious, private backyard, a single detached garage, and ample parking thanks to both a front driveway and rear lane access. This unbeatable location offers seamless access to everyday conveniences, just minutes from transit and the LRT station, SAIT, Confederation Park, North Hill Mall, and an array of nearby shops, cafes, and amenities. Whether you’re looking to develop now or build equity for the future, this property checks every box for smart investors and forward-thinking developers alike. Call and book your showing today.

Built in 1951

Essential Information

MLS® #	A2270160
Price	\$789,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	850
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1429 22 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1P9

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dryer, Gas Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
-------------	---------------------

Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.