

# \$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

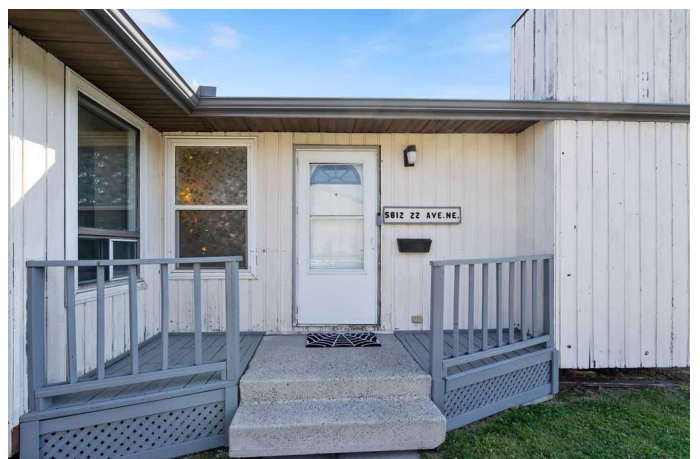
Don't miss your chance to view this welcoming corner-lot home \*\*\*WITH NO CITY SIDEWALKS :) \*\*\*in the highly desirable community of Pineridge! Ideally located just minutes from schools, parks, transit and the local public swimming wave pool with slides and rec centre, this property is perfect for 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 | Laminate Counters, See Remarks                                |
| 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, Suite                              |

## 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 | 11                   |
| Zoning         | R-CG                 |

## Listing Details

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

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