

# \$650,000 - 6807 22 Avenue Ne, Calgary

MLS® #A2257118

**\$650,000**

3 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.13 Acres

Pineridge, Calgary, Alberta

This well-maintained and exceptionally clean bungalow is perfect for homeowners or investors looking to supplement their mortgage with extra income from an illegal basement suite.

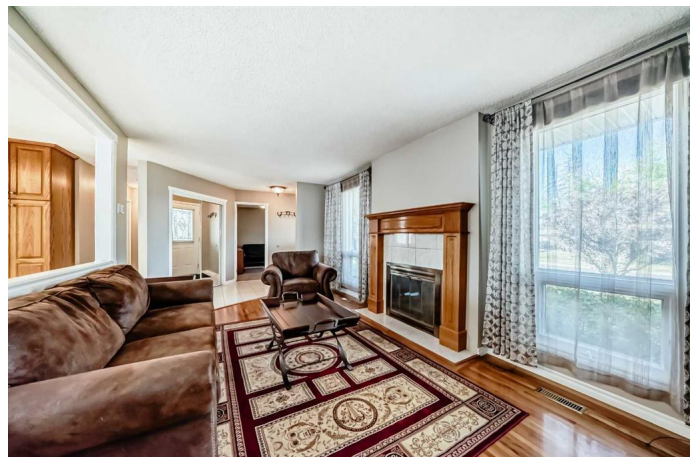
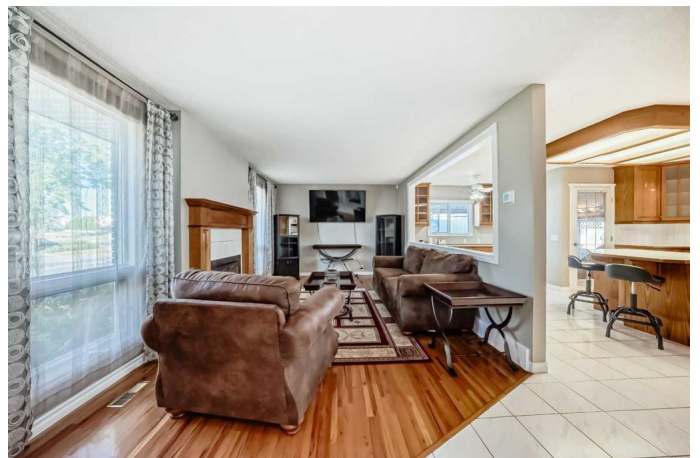
Step inside to find a bright and welcoming two-bedroom, one-bathroom main floor, featuring a spacious, open kitchen with tons of cabinetry, generous counter space, and a large island—ideal for cooking, entertaining, or family gatherings.

The living room wall has been partially opened to the kitchen, creating a more open-concept feel while maintaining cozy separation. Natural light streams through large windows, highlighting the hardwood floors in the living room, tile in the main areas, and plush carpet in the bedrooms. On chilly evenings, gather around the wood-burning fireplace for a warm and relaxing atmosphere. The primary bedroom boasts a custom walk-in closet you'll love, while the second bedroom is spacious with plenty of storage.

Downstairs, you'll find a private one-bedroom suite plus a den, perfect for rental income or extended family. The carpet was replaced in 2020 with 8 lb underlay and 35 oz carpet, ensuring comfort and durability. Shared laundry room for convenience.

The roof on house, garage, and shed replaced in 2021 with a 30-year warranty, metal trim, new vents, and metal valleys.

Location Highlights: This home is close to schools, shopping, and Stoney Trail, offering



quick access to wherever you need to go.  
Guaranteed to not last long, come and check it out!

Built in 1975

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257118    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,161       |
| Acres          | 0.13        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6807 22 Avenue Ne |
| Subdivision | Pineridge         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 1P3           |

### Amenities

|                |                                                                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Garbage Collection, Natural Gas Connected                                                                                                                            |
| Parking Spaces | 4                                                                                                                                                                                           |
| Parking        | Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, Oversized, Parking Pad, Alley Access, Concrete Driveway, Garage Faces Rear, Insulated, On Street, Workshop in Garage |
| # of Garages   | 2                                                                                                                                                                                           |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Recessed |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------|
|                 | Lighting, Separate Entrance, Storage, Walk-In Closet(s), Natural Woodwork                                  |
| Appliances      | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Stove, Trash Compactor |
| Heating         | Fireplace(s), Forced Air, Natural Gas                                                                      |
| Cooling         | None                                                                                                       |
| Fireplace       | Yes                                                                                                        |
| # of Fireplaces | 1                                                                                                          |
| Fireplaces      | Living Room, Wood Burning, Glass Doors, Mantle, Brass, Oak                                                 |
| Has Basement    | Yes                                                                                                        |
| Basement        | Exterior Entry, Finished, Full, Suite                                                                      |

## Exterior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Lighting, Private Yard, Storage                                                                                                                       |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, Yard Lights, Paved |
| Roof              | Asphalt Shingle                                                                                                                                                          |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 3                    |
| Zoning         | R-C1                 |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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