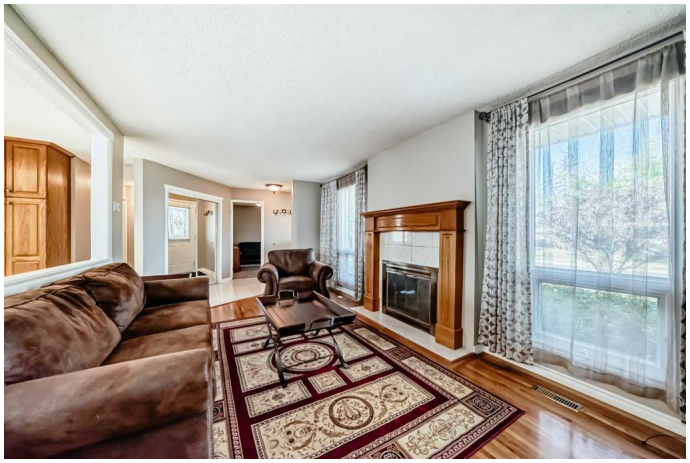
$650,000 - 6807 22 Avenue Ne, Calgary

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 islandâ€”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 youâ€™ll love, while the second bedroom is spacious with plenty of storage.
Downstairs, youâ€™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	Garbage Collection, Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Off Street, On Street, Oversized, Parking Pad, Workshop in Garage
# of Garages	2

Interior

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

	Home, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Trash Compactor
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Living Room, Mantle, Wood Burning, 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, Paved, Private, Rectangular Lot, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Zoning	R-C1

Listing Details

Listing Office	MaxWell Canyon Creek

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