



GRASSROOTS
REALTY GROUP

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2511 22 Street NW
Calgary, Alberta

MLS # A2315984



\$1,090,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,519 sq.ft.	Age:	1955 (71 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Corner Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: .

Great investment and redevelopment opportunity in the highly sought-after community of Banff Trail! Situated on a rare 7495 sf FLAT CORNER LOT, this well-maintained side-by-side duplex offers excellent holding income and outstanding future development potential. Unit 2511A features 2 bedrooms, a full bathroom, kitchen, and living room on the main floor. The basement includes an additional bedroom, a 3-piece bathroom, laundry area, and extensive storage space. Unit 2511 features 2 bedrooms, a full bathroom, kitchen, and living room on the main floor. The basement offers a spacious family room, den, 2-piece bathroom, laundry area, and plenty of storage space. The property also includes a double detached garage and benefits from a premium corner-lot location with no overhead power lines along the lane side, an attractive feature for future redevelopment. Ideally located within walking distance to the University of Calgary, LRT, McMahon Stadium, schools, parks, Confederation Park golf course and shopping. Whether you are an investor seeking rental income, a buyer looking for multi-generational living, or a developer searching for a premium inner-city site, this property offers exceptional value and future potential.