

\$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

***Open House Saturday Sept 27th
2:00-4:00*** 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	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Complete Realty
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