



5812 22 Avenue NE, Calgary, Alberta - \$520,000



Main Photo

Property Description

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.

This home is move-in ready, back yard is fenced and rear lane is paved. It's perfect for your next home.

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