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6807 22 Avenue NE, Calgary, Alberta - \$650,000



Main Photo

Property Description

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,



[Sean Gillis](#)

RE/MAX Grande Prairie

sean@seangillis.ca

P:

M: 780.897.3520

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!

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Mobile: 780.897.3520

Email: sean@seangillis.ca

Website: <https://www.real-estate-homes.ca/>

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[Sean Gillis](#)
RE/MAX Grande Prairie
sean@seangillis.ca
P:
M: 780.897.3520