

\$355,000 - 1514 22 Avenue, Didsbury

MLS® #A2244901

\$355,000

3 Bedroom, 1.00 Bathroom, 834 sqft

Residential on 0.21 Acres

NONE, Didsbury, Alberta

THIS COULD BE YOUR NEXT HOME!!! This home is on an extra large lot! And is so cute and cozy and in a really quiet area in Didsbury! You will appreciate all that this home has to offer. Starting with the main level, the eat in kitchen has solid wood cabinets, plenty of countertop space, newer appliances and the dining area. This was all recently opened up to the living room when the current owner shortened the wall to allow a more open floor plan and it does make a big difference. So there is also newer flooring here too! There is direct access out to the covered deck on the west side; this is a very private, quiet area and a peaceful place to have your lunch or unwind after the day. The entrance has lots of storage space/nooks for all of your coats, shoes and things. There are 2 bedrooms and a full bath on the main and the basement has a family room, bedroom, laundry, mechanical room and plenty of storage too. It is an older basement but it is very useable. This home also has a ductless heat pump system that provides AC and extra heat if need be. There is a single detached garage with large driveway for lots of parking and you will be blown away by the rest of the yard. The current owner has put in greenhouse area that will make a big difference in your gardening experience. This in addition to a huge organic garden that is packed with seasonal vegetables that can stay with the property if you move in on time. As mentioned, this is a larger than average lot so this means you could also have extra parking



in the back or even build another garage if you needed the extra space for all of those toys. Great location, great yard and all in a great little town! Call today to book your viewing!

Built in 1958

Essential Information

MLS® #	A2244901
Price	\$355,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	834
Acres	0.21
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1514 22 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Baseboard, Forced Air, Natural Gas

Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	4
Zoning	R-2

Listing Details

Listing Office	REMAX ACA Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.