

# \$410,000 - 1520a 22 Avenue, Didsbury

MLS® #A2201669

**\$410,000**

2 Bedroom, 2.00 Bathroom, 1,010 sqft  
Residential on 0.07 Acres

NONE, Didsbury, Alberta

Brand new and built with quality craftsmanship by Jalin Homes, this beautifully designed half duplex in the charming town of Didsbury is the perfect blend of modern style and small-town living. Nestled on a large, mature lot on a peaceful street, this home offers both comfort and convenience, with easy access to playgrounds, shopping, the hospital, and a quick commute to Calgary and surrounding cities. Step inside and be impressed by the bright, open-concept design, featuring luxury vinyl plank flooring, quartz countertops, and upgraded appliances. The kitchen is thoughtfully designed with ample cabinetry, a spacious pantry, and a stylish layout perfect for everyday living and entertaining. The primary bedroom is a true retreat, boasting a gorgeous ensuite with a tiled shower and a walk-in closet. A second bedroom, a beautifully finished full bathroom, and the convenience of upper-floor laundry complete the main level.

Looking for investment potential? This home offers a walk-up basement with a separate entrance, roughed-in in-floor heat, and the opportunity to develop a legal suite—ideal for generating rental income or creating a multi-generational living space. With new construction quality, energy-efficient features, and a prime location in a friendly community, this home is a must-see. Don't miss the opportunity to own a brand-new home in Didsbury—book your showing today!



Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2201669               |
| Price          | \$410,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,010                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1520a 22 Avenue      |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0E0               |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Alley Access, Concrete Driveway, Off Street, Parking Pad, RV Access/Parking |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home                             |
| Appliances        | Dishwasher, Electric Range, ENERGY STAR Qualified Appliances, Microwave Hood Fan, Refrigerator |
| Heating           | In Floor Roughed-In, Forced Air, Natural Gas   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Walk-Up To Grade   |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof            | Asphalt Shingle                       |
| Construction    | Wood Frame                            |
| Foundation      | Poured Concrete                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 22               |
| Zoning         | R2               |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Yates Real Estate Ltd |
|----------------|-----------------------|

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