



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**426 22 Avenue, Calgary T3E 1T7**

MLS® #: **A2102584**

Area: **Winston  
Heights/Mountview  
Calgary**

Listing Date: **01/22/24**

List Price: **\$594,400**

Status: **Active**

Change: **+\$45k, 15-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1946**

Finished Floor Area

Abv Sqft: **810**

Low Sqft:

Ttl Sqft: **810**

Lot Information

Lot Sz Ar: **4,682 sqft**

Lot Shape:

DOM

**119**

Layout

Beds: **2 (2 )**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Masonite,Stucco**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 10`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 5`2"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`7" x 3`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 8`2"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>13`0" x 16`9"</b>
<b>Entrance</b>	<b>Main</b>	<b>3`7" x 6`9"</b>			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple  
Legal Desc:

419R

R-C2

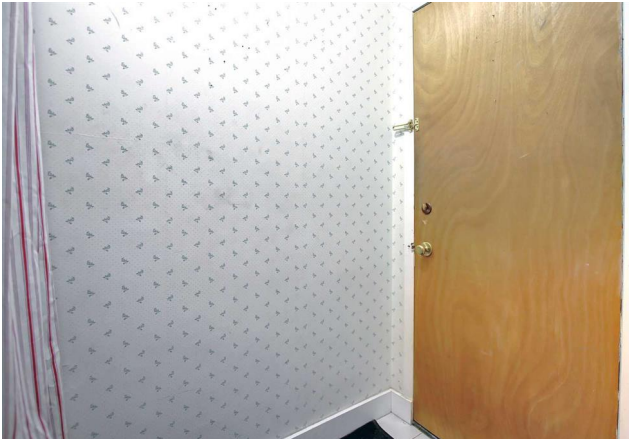
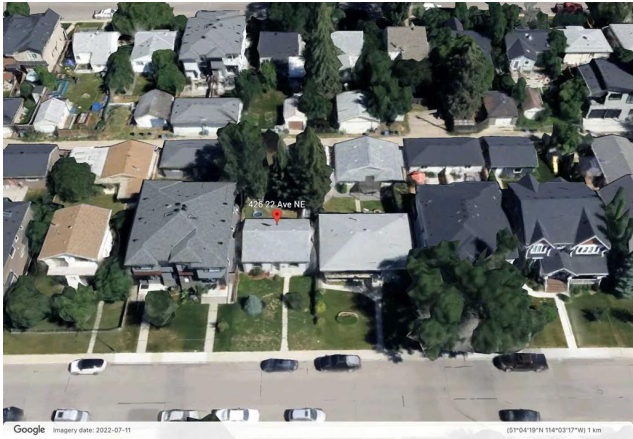
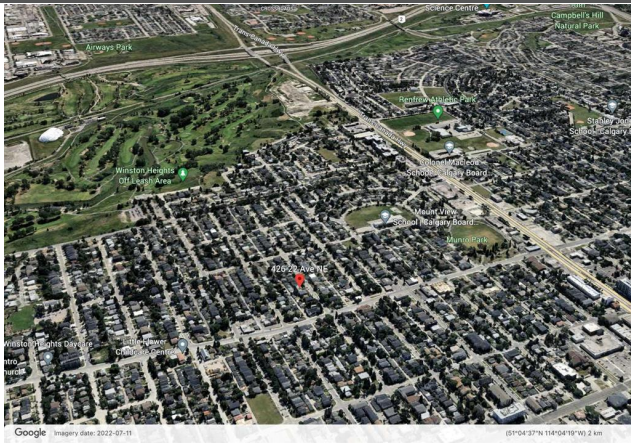
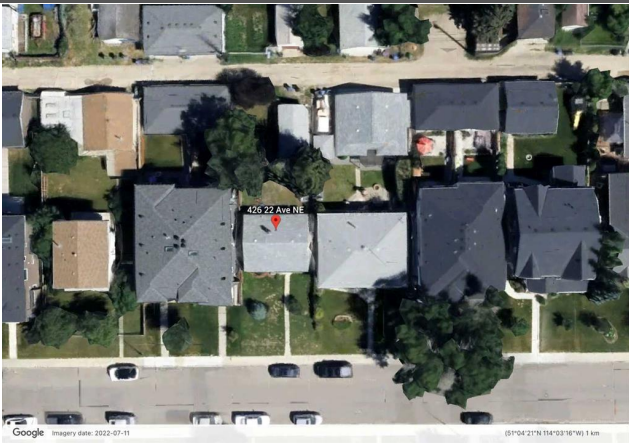
Remarks

Pub Rmks: Offer a unique opportunity to own a piece of prime real estate in the heart of Winston Heights, Calgary. This address provides convenient access to all the amenities and attractions the inner city has to offer, from trendy cafes and restaurants to parks and recreational facilities. Situated on a desirable treed street, this property features a spacious 37' x 125' lot, providing ample space for your dream home or potential development projects. Its south-facing orientation ensures abundant natural light throughout the day, creating a warm and inviting atmosphere. The existing 2-bedroom bungalow, renovated just a few years ago, presents a fantastic option for those seeking immediate occupancy or rental income. With its modern updates and cozy ambiance, it serves as an ideal starter home or investment property. Don't miss out on this exceptional opportunity to own a piece of inner-city living in one of Calgary's most coveted neighborhoods. Whether you're looking to build your dream home or capitalize on the rental market, 426 22 Ave NE offers endless possibilities for the discerning buyer.

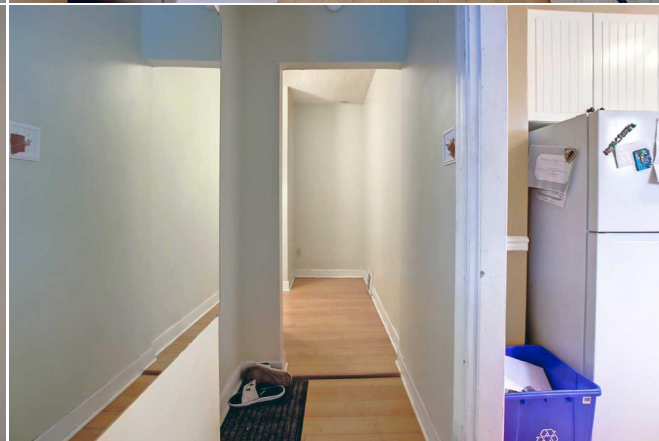
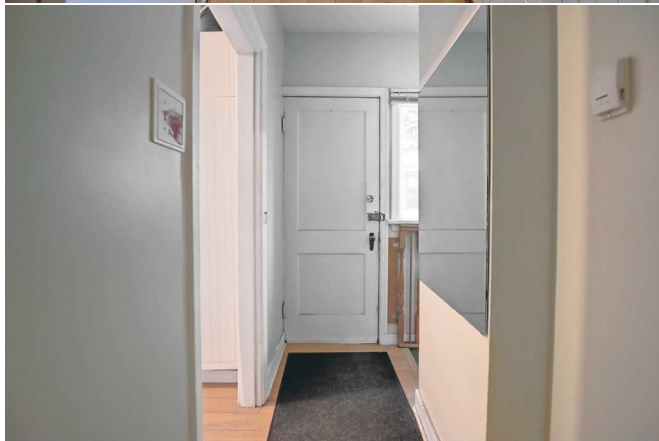
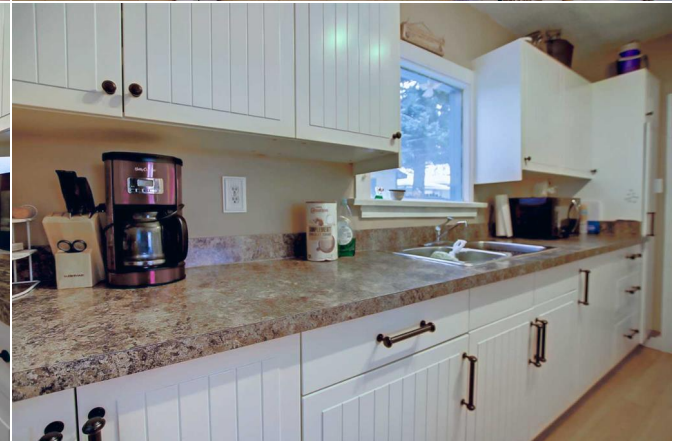
Inclusions: None

Property Listed By: Top Producer Realty and Property Management

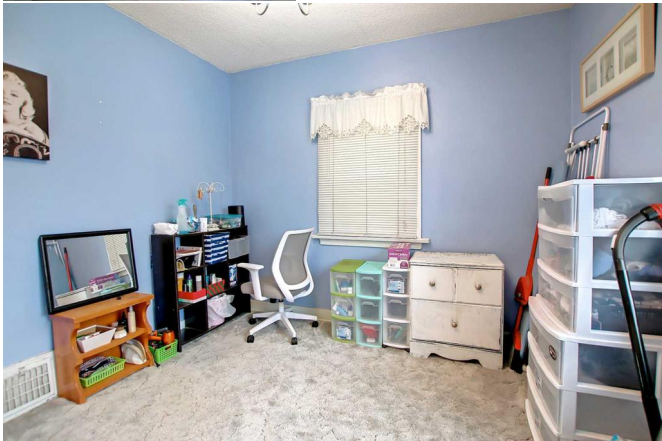
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















**ListSimple** Measurement Report

781 From: 540-2474-1231  
Property: 426 Ave NE, Calgary  
Phone: 540-2474-1231  
info@listsimple.com  
www.listsimple.com

Measure: 426 Ave NE, Calgary  
Measurement Date: November 1, 2023  
Job #: 50778

Total Floor Area Above Grade (SFR Value)		SFR Value	
785		\$18,850	
Floor Area Main Level		785	
Floor Area Below Grade (Including Basement)		Finished Area	
Other Non-SFR Area (e.g., Separate Structures)		Not a Part Measured	
Finished Area Measured		Not a Part Measured	
785 + Finished Area		\$18,850	

Room Dimensions					
Room	Dimensions	Level	Room	Dimensions	Level
Primary Bedroom	11'0" x 10'11"	Main	Living Dining	12'0" x 10'0"	Main
Bedroom	10'0" x 10'11"	Main	Kitchen	10'0" x 9'0"	Main
Bedroom 4P	7'0" x 6'0"	Main	Mechanical	10'0" x 20'0"	Basement
Flr	10'0" x 9'0"	Main			
Bedroom	10'0" x 10'0"	Main			
Kitchen	10'0" x 9'0"	Main	Detached Garage	12'0" x 20'0"	

Bathrooms					
1/2" Bath	3/4" Bath	4 1/2" Bath	5 1/2" Bath	6 1/2" Bath	7 1/2" Bath
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The information provided in this report is based on the information provided by the client and is for informational purposes only. It is not intended to be used for legal or financial purposes. The information is provided as is, without warranty, and the user assumes all responsibility for its use. The information is provided as is, without warranty, and the user assumes all responsibility for its use.

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Detailed Machine			Entered Roll Thickness	
Despatch			4.5"	
<b>RMS Areas</b>				
Local	Total Area	Endless	Total Endless	999 Area
Wear	\$15.5 9"			\$15.5 9"
<b>TOTAL</b>				<b>\$15.5 9"</b>
<b>Non-RMS Areas</b>				
Lead/Race	Total Area	Unfinished Area	Total Unfinished	Finished Area
<b>TOTAL</b>			<b>0.0 9"</b>	<b>0.0 9"</b>

KIRI LEAVE RE. CALDWY PAGE 3 OF 3 NOVEMBER 1, 2022

A diagram of a square with a thick black border. The word "Main" is centered inside the square. The top and bottom edges are labeled  $3/4 \ 25/32$ . The left and right edges are labeled  $25/32 \ 3/4$ .

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