



THE A-TEAM

RE/MAX FIRST

2359 22A Street, Calgary T2M3X6

MLS#: A2153982 Area: Banff Trail Listing: 08/01/24 List Price: \$839,900
Status: Pending County: Calgary Change: -\$10k, 10-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1952
Lot Information
Lot Sz Ar: 5,995 sqft
Lot Shape:

DOM

112
Layout
Beds: 4 (2 2)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 5
Garage Sz: 1

Access:

Lot Feat: Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Park Feat: Attached Carport, Oversized, Single Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Central, Natural Gas
Sewer:
Ext Feat: Garden, Private Yard

Construction: Stucco, Wood Frame
Flooring: Hardwood, Laminate, Linoleum
Water Source:
Fnd/Bsmt: Block

Kitchen Appl: Dishwasher, Dryer, Electric Oven, Gas Water Heater, Refrigerator, See Remarks
Int Feat: See Remarks
Utilities:

Room Information

Room Level Dimensions
Living/Dining Room Combination Main 26`3" x 11`0"
4pc Bathroom Main 8`4" x 6`7"
Bedroom Main 12`8" x 10`8"
Bedroom Basement 10`9" x 9`11"
Kitchen Basement 11`11" x 10`9"

Room Level Dimensions
Kitchen Main 13`10" x 8`8"
Bedroom - Primary Main 14`6" x 9`9"
Bedroom Basement 10`3" x 9`11"
3pc Bathroom Basement 9`1" x 6`1"
Living Room Basement 14`1" x 10`3"

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 9110GI

Zoning: R-C2

Remarks

Pub Rmks: **The city has re-zoned this SOUTH WEST BACK YARD lot R-CG! With it being one house from the corner there would be ample parking for a 4-plex with legal suites, this is a golden opportunity for investment. Right now, the house has a legal 2 bedroom basement suite, new roof, some new flooring and windows and is a perfect (University) rental/holding property. Besides the 4 beds, there's parking for at least 4 cars in the back, and storage for another in an oversized garage; should you wish to rent to students (the house is a two minute walk to the LRT - one stop to University!) There are million dollar new builds on the street and streets surrounding this lot. So much potential!**

Inclusions: n/a

Property Listed By: **First Place Realty**

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





