



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2359 22A Street, Calgary T2M3X6**

MLS® #: **A2153982**

Area: **Banff Trail**

Listing Date: **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**

Finished Floor Area

Abv Sqft: **937**  
Low Sqft:  
Ttl Sqft: **937**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

DOM

**142**  
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
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>26`3" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 6`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`8" x 10`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 9`11"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>11`11" x 10`9"</b>

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

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**





