



THE
A-TEAM

**RE/MAX
FIRST**

322 22 Avenue, Calgary T2S 0H4

MLS®#: **A2156157**

Area: **Mission**

Listing Date: **08/08/24**

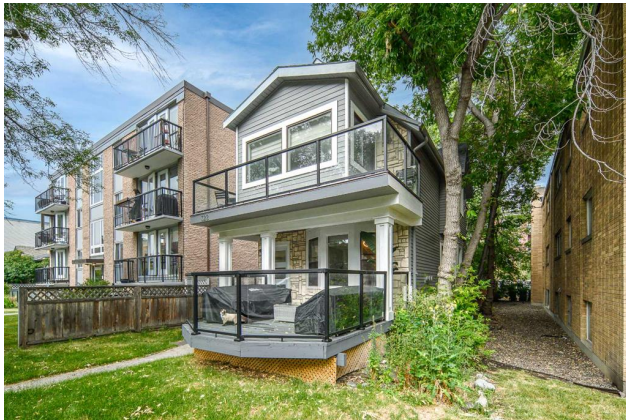
List Price: **\$1,099,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1911**
Lot Information
Lot Sz Ar: **3,250 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,521**
Low Sqft:
Ttl Sqft: **1,521**

DOM

41
Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Low Maintenance Landscape**
Park Feat: **Single Garage Detached**

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame,Wood Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`1" x 20`5"
2pc Bathroom	Main	5`1" x 5`0"
Dining Room	Main	13`5" x 11`0"
Entrance	Main	4`10" x 9`2"
Bedroom	Upper	10`8" x 9`11"
Bedroom - Primary	Upper	11`0" x 16`7"
Walk-In Closet	Upper	3`0" x 9`0"

Room	Level	Dimensions
Mud Room	Main	6`2" x 3`8"
Laundry	Main	2`10" x 2`10"
Living Room	Main	12`4" x 13`11"
4pc Bathroom	Upper	6`2" x 7`8"
Bedroom	Upper	12`5" x 12`4"
2pc Ensuite bath	Upper	2`11" x 7`9"
Bedroom	Lower	13`5" x 9`11"

Family Room
3pc Bathroom

Lower
Lower

13`2" x 11`3"
4`0" x 8`5"

Kitchen With Eating Area

Lower

11`7" x 5`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

B1

Zoning:

DC (pre 1P2007)

Remarks

Pub Rmks:

Welcome to this beautifully renovated four-bedroom home in the heart of Mission, Calgary. Updated in 2023, this home blends modern amenities with timeless character. The main floor features a large kitchen equipped with all-new stainless steel appliances, offering a perfect space for cooking and entertaining. You'll also find a convenient washer and dryer on this level, making laundry a breeze. The second floor boasts three spacious bedrooms, including a primary bedroom with a two-piece ensuite. A full bathroom on this level provides ample space for family or guests. The lower level houses a legal secondary suite, ideal for generating rental income or accommodating extended family. It is currently rented for \$1550 per month. Enjoy outdoor living with both a front and back deck, perfect for relaxing or entertaining. The property also includes a single detached garage and an additional parking pad, ensuring plenty of parking options. Located in the vibrant Mission neighborhood, you're just steps away from everything—shops, restaurants, parks, and more. This home is a rare find in one of Calgary's most desirable areas. Don't miss out on this incredible opportunity!

Inclusions:

Property Listed By:

Basement stove, fridge, dryer/wahser, range hood
TrustPro Realty

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