



THE
A-TEAM

**RE/MAX
FIRST**

2452 22A Street, Calgary T2M 3X7

MLS®#: **A2158712**

Area: **Banff Trail**

Listing Date: **08/20/24**

List Price: **\$785,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**

Lot Information

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

Finished Floor Area

Abv Sqft: **921**
Low Sqft:
Ttl Sqft: **921**

DOM

30
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot,Treed**
Park Feat: **Single Garage Detached**

Utilities and Features

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

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Hardwood,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Microwave,Range Hood,Washer/Dryer**
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`4" x 16`9"
Bedroom	Main	11`7" x 10`11"
4pc Bathroom	Main	7`5" x 5`11"
Kitchen	Basement	12`10" x 10`4"
3pc Bathroom	Basement	5`4" x 6`0"

Room	Level	Dimensions
Kitchen With Eating Area	Main	13`7" x 9`3"
Bedroom - Primary	Main	12`7" x 14`5"
Family Room	Basement	12`10" x 15`0"
Bedroom	Basement	12`10" x 11`8"
Laundry	Basement	9`5" x 9`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9110GI

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to 2452 22A Street NW located in the great inner city community of Banff Trail. This home has been maintained over the years and designated RC-2, thus has great investment opportunity on a good sized 50' x 120' lot for redevelopment. The main floor of the house has original hardwood flooring and has plenty of space with a large living room and two good sized bedrooms, an eat-in kitchen and an updated 4-piece bathroom. There is a separate entrance to the lower level containing an illegal suite, again with a good-sized kitchen, large living area, a sizable primary bedroom and a 3-piece bathroom. The large back yard has a single detached garage and room for additional parking. The home has updated windows throughout. Located walking distance to U of C as well as the Banff Trail C-train station and McMahon Stadium. There is easy access to Crowchild trail and the amenities in the area are endless with shopping, restaurants, etc. Call today and book a showing and Welcome Home!**

Inclusions: **2 refrigerators, 2 stoves, all blinds and window coverings not belonging to the tenant**

Property Listed By: **RE/MAX Realty Professionals**

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







