



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**814 22 Avenue, Calgary T2G1N5**

MLS® #: **A2161874**

Area: **Ramsay**

Listing Date: **09/03/24**

List Price: **\$573,500**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1912**

Finished Floor Area

Abv Sqft: **797**

Low Sqft:

Ttl Sqft: **797**

Lot Information

Lot Sz Ar: **2,744 sqft**

Lot Shape:

DOM

**15**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Rectangular Lot**

Park Feat: **Double Garage Detached,Heated Driveway,See Remarks**

Utilities and Features

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

Construction: **Stucco**  
Flooring: **Hardwood,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`0" x 7`5"	3pc Bathroom	Main	9`8" x 5`5"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-C2**

Legal Desc: 4662R

Remarks

Pub Rmks: **Live on the best street in Ramsay in this remarkable one-bedroom 1, one-bathroom home. With 797 square feet of living space, a finished den in the concrete basement, recent kitchen and bathroom renovations, and a modern 2-car garage, this home is perfect for anyone seeking an alternative to condo living in one of Calgary's most sought-after neighborhoods. The clean kitchen is ready for any culinary creation, with stainless steel appliances, durable LG Viatera countertops, an apron sink, a Grohe faucet, reclaimed hardwood floor and beams, plenty of cupboard space and a reverse osmosis drinking water system. The dining and living area offers ample space for cozy get-togethers, with room for a working station or reading area. The bright bathroom has an oversized fully tiled shower, a Carrera marble tile floor and plenty of smartly designed storage space. Stepping into the concrete basement, you'll find a new hot water tank (replaced in 2018), a Bosh washer-dryer set, and a finished den that is ideal for a home gym, office, studio or additional storage. With a finished backyard deck prepared for barbeque season and a front porch perfect for morning coffee, you can maximize your space all year long. The renovation completed in 2016 provides a fresh and clean update to a timeless home, with added insulation and new windows in the kitchen, bedroom, bathroom and basement. Located on a quiet street within walking distance of downtown, find out why 22nd Avenue is the closest you can get to small-town living in inner-city Calgary.**

Inclusions: **The LG washer and Dryer will be replaced with Bosch washer and dryer unit.**  
Property Listed By: **Legacy Real Estate Services**

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





