

814 22 Avenue, Calgary T2M1P2

MLS® #: **A2167394** Area: **Mount Pleasant** Listing Date: **09/27/24** List Price: **\$875,000**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 11-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1947**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **907**
 Low Sqft:
 Ttl Sqft: **907**

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Garden,Landscaped,Street Lighting,Rectangular Lot,Treed**
 Park Feat: **Double Garage Detached,Oversized,RV Access/Parking,Workshop in Garage**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garage Control(s),Microwave,Washer/Dryer,Window Coverings**
 Int Feat: **No Smoking Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`7"	Bedroom	Main	9`3" x 11`0"
Dining Room	Main	9`7" x 8`5"	Family Room	Main	13`5" x 12`0"
Kitchen	Main	8`0" x 10`1"	Living Room	Main	14`3" x 14`3"
Bedroom - Primary	Main	11`7" x 11`10"	3pc Ensuite bath	Basement	7`8" x 4`9"
Den	Basement	12`0" x 10`8"	Laundry	Basement	16`5" x 10`11"

Game Room

Basement

25`6" x 20`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

29340

Zoning:

RCG

Remarks

Pub Rmks:

Situated on a RC2 50-foot lot in the heart of the family-friendly Mount Pleasant community, this solid 2-bedroom + den bungalow offers a fully fenced and landscaped yard on a quiet street. Inside, the welcoming living room featuring beautiful hardwood floors and full-length south-facing windows that flood the space with natural sunlight. You'll love the convenience of the oversized double garage, as well as paved RV parking! This prime location is within walking distance to schools, just a 5-minute stroll to Confederation Park, Hockey rink, and two major bus routes. The area also offers an outdoor pool, tennis courts, restaurants, SAIT, and golf, all close by. The downtown core, Deerfoot Trail, airport and U of C are also easily accessible. With its unbeatable location and endless potential, this property is perfect for builders, homeowners or investors. Whether you're looking to rent it out, consider future development, or create your dream home, this opportunity has it all. Don't miss out on this incredible chance!

Inclusions:

Property Listed By:

mounted coffee maker

RE/MAX Real Estate (Central)

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









