

1515 22 Avenue, Calgary T2T 0R7

MLS® #: **A2168930** Area: **Bankview** Listing Date: **09/27/24** List Price: **\$559,000**
 Status: **Pending** County: **Calgary** Change: **-\$20k, 11-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1924**
Lot Information
 Lot Sz Ar: **1,937 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,396**
 Low Sqft:
 Ttl Sqft: **1,396**

DOM

55
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
 Int Feat: **Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	12`7" x 11`6"
Eat in Kitchen	Second	11`8" x 10`1"
Bedroom	Main	11`4" x 8`11"
4pc Bathroom	Main	10`4" x 5`2"
Dining Room	Main	12`3" x 10`10"
Game Room	Basement	10`11" x 9`0"
Kitchenette	Basement	5`1" x 8`3"

Room	Level	Dimensions
4pc Bathroom	Second	6`0" x 7`9"
Living Room	Second	13`1" x 8`10"
Bedroom	Main	7`0" x 14`1"
Living Room	Main	13`6" x 12`7"
Bedroom	Basement	13`6" x 13`2"
4pc Ensuite bath	Basement	7`5" x 4`10"
Dining Room	Basement	7`11" x 7`11"

3pc Bathroom
2pc Bathroom

Basement
Main

7`7" x 6`2"
5`5" x 4`10"

Family Room
Kitchenette
Legal/Tax/Financial

Main
Main

7`8" x 8`7"
2`1" x 4`2"

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG

3936L

Remarks

Pub Rmks: *****INVESTOR ALERT*** This complex has 4 suites, all currently illegal, but recognized by the city with separate addresses. The main floor has a 2 bedroom unit with a large dining room and living room and a front porch. The upper character unit is a 1 bedroom with front facing balcony, living room, 4pc bath and kitchen. There is a bachelor unit on the main floor in the rear with a kitchenette and a bath. The basement has a 1 bedroom unit with a 3pc ensuite and a large living room. The long term tenants would like to stay. The retaining wall is new as is the newly poured patio. This property comes with 2 city approved development plans that would legalize the suites and are fully transferable to the new owner.**

Inclusions:
Property Listed By: **shed
Zolo Realty**

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





