



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**417 22 Avenue, Calgary T2M 1N4**

MLS®#: **A2171732**

Area: **Mount Pleasant**

Listing Date: **10/08/24**

List Price: **\$690,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1949**

Finished Floor Area  
Abv Sqft: **840**  
Low Sqft:  
Ttl Sqft: **840**

DOM

**44**  
Layout  
Beds: **2 (1 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,250 sqft**  
Lot Shape:

Parking  
Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached,Oversized,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **None**  
Int Feat: **Built-in Features,See Remarks,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 10`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`5" x 5`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 7`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 11`9"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`0" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`0" x 12`10"</b>
<b>Other</b>	<b>Basement</b>	<b>7`1" x 8`2"</b>
<b>Den</b>	<b>Basement</b>	<b>8`4" x 10`5"</b>

Game Room

Basement

17`8" x 11`9"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

6`10" x 4`7"

Title:  
**Fee Simple**  
Legal Desc:

**21290**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Welcome to an outstanding opportunity in the highly sought-after community of Mount Pleasant! POSITIONED ON A SPACIOUS 42' X 125' LOT, THIS PROPERTY IS PERFECT FOR BUILDERS, INVESTORS, AND DEVELOPERS LOOKING TO MAXIMIZE POTENTIAL IN A PRIME LOCATION. Surrounded by million-dollar homes and close to popular amenities, this is your chance to create or invest in something special. The property currently features a 3-bedroom, 2-bathroom bungalow with 1,480 sq ft of living space, offering plenty of charm and potential. The main floor is bright and inviting, with updated windows and a renovated kitchen complete with a skylight that brings in tons of natural light. The master bedroom opens out through French doors to tiered decks, creating an easy flow between indoor and outdoor living. Originally a 3-bedroom home, the dining room can easily be converted back into a bedroom if needed. The lower level offers additional living space, featuring a wet bar, two additional rooms, and a spacious family room. Although the basement was previously used as an illegal suite, it provides ample opportunity for customization or renovation to suit your needs. The real highlight of this property is the expansive, south-facing backyard—a builder's dream for those looking to develop or expand. Fully fenced for privacy, it includes two decks, plenty of green space, a double detached oversized garage, and even room for RV parking. Whether you want to enjoy it as-is or use the lot for new development, the possibilities are endless. Mount Pleasant is known for its vibrant inner-city vibe, strong community connections, and unbeatable access to schools, parks, and amenities. Confederation Park, Balmoral Circus Park, and several nearby schools make it a fantastic, family-friendly area, while quick access to SAIT and downtown Calgary makes it convenient for students and professionals alike. Investors will also appreciate the potential for redevelopment in this rapidly growing area. Don't miss this rare opportunity to invest or build in a prime location. Whether you're looking for a place to call home or a lucrative development project, this property has it all. Schedule a viewing today!**

Inclusions:  
Property Listed By:

**None**  
**RE/MAX House of Real Estate**

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





















