

456 22 Avenue, Calgary T2M 1N3

MLS®#: **A2178567** Area: **Mount Pleasant** Listing **11/15/24** List Price: **\$889,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 29-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1964**
Lot Information
 Lot Sz Ar: **5,952 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,130**
 Low Sqft:
 Ttl Sqft: **2,130**

DOM
18
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Garden,Landscaped,Level,Rectangular Lot,See Remarks**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Rubber,See Remarks**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Microwave Hood Fan,See Remarks,Stove(s),Washer,Window Coverings**
 Int Feat: **Beamed Ceilings,Bookcases,Built-in Features,Chandelier,Crown Molding,High Ceilings,See Remarks,Soaking Tub,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`7" x 8`6"	Dining Room	Main	16`8" x 11`8"
Living Room	Main	21`1" x 11`7"	Family Room	Main	16`2" x 14`10"
Pantry	Main	9`6" x 7`5"	Flex Space	Upper	11`6" x 6`11"
Den	Basement	12`11" x 10`4"	Laundry	Basement	21`6" x 14`3"
Storage	Basement	11`3" x 6`11"	Cold Room/Cellar	Basement	7`8" x 7`8"

Bedroom - Primary
4pc Bathroom

Upper
Main

25`10" x 14`10"
11`8" x 11`4"

1pc Ensuite bath

Upper

11`8" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

21290

Remarks

Pub Rmks:

PRIME RE-DEVELOPMENT 50X119 lot with custom home in Mount Pleasant! This accessible inner-city home is nestled among grand mature trees, creating a peaceful and picturesque setting. It is ideally situated near a park, an outdoor pool, a community center, and three schools are within walking distance, the location of this home offers convenience and a vibrant community feel. Mount Pleasant is a thriving community offering an ideal mix of charm, convenience, and growth potential, making it an attractive investment. Its central location provides easy access to downtown, while its quiet, tree-lined streets, parks, and proximity to schools and amenities make it popular among families and young professionals. With a blend of charming older homes and new developments, Mount Pleasant appeals to any family at any stage of life. Currently situated on the property is a unique custom home which offers plenty of life and character just as it is. With over 2,100 sq. ft. of living space plus a partially finished basement, this unique property stands out for its spacious, thoughtfully designed main floor and curated details throughout. Enjoy the beautiful relaxing living room with fireplace, or entertain family and friends in the spacious kitchen, or unwind in the spa inspired main floor bathroom with soaker tub. The open-concept upper level includes the private primary bedroom, a versatile loft/flex room, and a roughed-in ensuite awaiting your personal finishing touches. The lower level adds even more space, expanding the possibilities and making this home an exceptional find with endless potential. Outside the rear yard is spacious, private and features a wonderful patio area, pergola and greenhouse. Welcome Home!

Inclusions:
Property Listed By:

NA
Real Broker

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









