



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

247 22 Avenue NW  
Calgary, Alberta

MLS # A2245361



**\$480,000**

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	875 sq.ft.	Age:	1911 (114 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Rectar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Natural Woodwork, No Smoking Home, Soaking Tub		

Inclusions: N/A

Open house Sunday August 03 from 1:00 - 3:00 pm. This thoughtfully updated 875 sq ft character home sits on a 25 x 125' lot in one of Calgary's most walkable and connected inner-city neighbourhoods. Once enter, you are greeted by a good size sunroom with wrap around windows, you'll find brand new engineered hardwood flooring (2024), freshly painted main living & dining areas, a den with built-in desk for work-from-home functionality. The kitchen features modern appliances (2019). A full bathroom with clawfoot tub. Two large bedrooms facing the private backyard. The 6 ft high basement includes added storage, wine racks, and laundry. The heritage wood siding was professionally refinished in 2020, and major system upgrades include PEX water lines, ABS drainage, a relined sewer main, and newer windows (2015).. Outside, enjoy a private paver patio and a super-insulated detached workshop or studio (2022). Ideal for buyers seeking a move-in-ready home with warmth, character, and lasting value. Located on a quiet street, this home is within walking distance to Safeway, Italian groceries stores, coffee shops & parks. It's 1 km to Balmoral elementary & Junior High School, 3 blocks from public transportation. Being surrounded by ongoing quality infill development &mdash; this is an opportunity to live in a mature, evolving neighbourhood with long-term upside. This home is a must to see.