



**GRASSROOTS**  
REALTY GROUP

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**2412 22 Street NW**  
**Calgary, Alberta**

**MLS # A2262810**



**\$789,800**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** All appliances in the basement

HOME SWEET HOME! CALLING ALL HOME BUILDERS, BUYERS and INVESTORS! Sought-after 50' x 120' LOT! Welcome to this unbeatable location in NW Calgary close to University of Calgary and walkable to the Banff Trail LRT station. This stunning bungalow is situated in the heart of Banff Trail offers 2 bedrooms, 1 bathroom upstairs and a 1 bedroom, 1 bath ILLEGAL SUITE downstairs. This home offers the opportunity to LIVE UP/RENT DOWN! The main floor offers a spacious floor plan with original character perfectly complimented by fresh updates. This floor offers a bright living room with bay windows, a formal dining room with access to the deck and backyard, a renovated kitchen with painted cabinets and new appliances, 2 generous sized bedrooms and a stylish 4 piece bath. The illegally suited basement is the PERFECT MORTGAGE HELPER featuring a full kitchen, large family room, 3rd bedroom, 4 piece bath and the laundry room which has ample storage space. Outside, the fully fenced backyard is highlighted by mature landscaping, a 2 tiered wood deck and a double detached garage. This terrific NW Calgary location is steps from Branton School, close to the University of Calgary, Banff Trail C-train station, McMahon Stadium, Foothills Hospital, Childrens Hospital, shopping, parks, major roadways, Downtown and much more. Don't miss out on this incredible opportunity, book your private tour today!