



GRASSROOTS
REALTY GROUP

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1527 22 Street NW
Calgary, Alberta

MLS # A2267800



\$790,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome home to this charming bungalow in the established Briar Hill neighbourhood. This well cared for residence offers a welcoming main level with bright living and dining areas that are great for daily life and for hosting friends and family. The main floor layout flows naturally and brings a sense of warmth and comfort throughout. The finished lower level expands the living space and provides additional rooms that can suit guests, a home office, or media and recreation needs. A private backyard and deck provide an enjoyable outdoor space for relaxing, gardening, and summer gatherings. The property also includes detached parking and useful outdoor storage. Located close to SAIT, North Hill Mall, local parks, transit and shopping, this home benefits from convenient access to community amenities and nearby routes into the city.