



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.