



GRASSROOTS
REALTY GROUP

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453 22 Avenue NW
Calgary, Alberta

MLS # A2270773



\$750,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,104 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Beautifully updated raised bungalow in Mount Pleasant with a LEGAL BASEMENT SUITE! Located on a quiet, tree lined street, this home blends modern upgrades with timeless character and offers over 2,000 sq. ft. of developed living space. The main floor features 2 bedrooms, 2 full bathrooms, and a bright open layout with a gas fireplace. A large island, stainless steel appliances, original hardwood, and curved archways add both function and charm. The legal lower suite (renovated in 2015 with added soundproofing) includes 2 bedrooms, a full bath, its own laundry, and is perfect for rental income, extended family, or an investment property. Enjoy a sunny south facing backyard with mature fruit trees, a private patio, and an oversized 24' x 24' double garage. Major updates include a newer roof, dual furnaces, and upgraded electrical. Prime location close to downtown, SAIT, Confederation Park, schools, and shopping! Don't miss on this opportunity - Call to view today!