



GRASSROOTS
REALTY GROUP

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426 22 Avenue NE
Calgary, Alberta

MLS # A2283976



\$530,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	811 sq.ft.	Age:	1946 (80 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Masonite, Stucco	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Offer a unique opportunity to own a piece of prime real estate in the heart of Winston Heights, Calgary. This address provides convenient access to all the amenities and attractions the inner city has to offer, from trendy cafes and restaurants to parks and recreational facilities.

Situated on a desirable treed street, this property features a spacious 37' x 125' lot, providing ample space for your dream home or potential development projects. Its south-facing orientation ensures abundant natural light throughout the day, creating a warm and inviting atmosphere. The existing 2-bedroom bungalow, renovated just a few years ago, presents a fantastic option for those seeking immediate occupancy or rental income. With its modern updates and cozy ambiance, it serves as an ideal starter home or investment property. Don't miss out on this exceptional opportunity to own a piece of inner-city living in one of Calgary's most coveted neighborhoods. Whether you're looking to build your dream home or capitalize on the rental market, 426 22 Ave NE offers endless possibilities for the discerning buyer.