



**720 22 Avenue NW
Calgary, Alberta**

MLS # A2296938



\$999,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,295 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

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

Inclusions: N/A

Opportunity Alert! Calling all BUILDERS, DEVELOPERS, AND INVESTORS! This is a rare opportunity to secure a huge 50 x 120 R-CG zoned lot (think 2-luxury infills, or something higher density like a 4-plex) in one of the most sought after inner-city communities of Mount Pleasant, and in a premium spot being just steps away to the Mount Pleasant Outdoor Pool for hot summer days, the Sportsplex for ice-skating, cafes, schools, confederation park, Arts Centre, public transit, quick access to downtown, and more. The house is move-in ready, or rent it out while you make your development plans, as it boasts almost 1300sqft above grade, 3-beds, 2-baths, a finished basement, newer deck in the private backyard with alley access, single detached garage, and Central-AC. Mount Pleasant continues to see rapid appreciation with a mix of charming character homes and high-end new developments, making this a rare and valuable investment. Act fast as Lots of this size in a prime location with R-CG zoning don't last, and bring your vision to this vibrant Calgary community! Seeing is believing, book your showings today before this is gone!!!