



**2230 22 Avenue SW
Calgary, Alberta**

MLS # A2302859



\$650,000

Division:	Richmond		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,008 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Sauna, Storage		

Inclusions: .

Location Alert! Renovated character home FACING A PARK! What an incredible lifestyle opportunity to own your own detached home on a quiet, residential street with a green space and playground right outside your door, just minutes from downtown and Marda Loop. This home was lovingly renovated top-to-bottom around 2015 with all new drywall, insulation, flooring, kitchen, bathrooms, windows, electrical, furnace, hot water tank, roof and more. With nearly 1,600 square feet of total usable space, this heritage home offers three bedrooms and two full bathrooms, accommodating a modern lifestyle without the limitations of some older homes that have no usable basement. New DOUBLE GARAGE added as well! Adorable curb appeal for this 1912 home with a white-and-brick colour scheme with charming red front door and sunny front porch. The spacious living room of this home has natural light streaming in through the south-facing windows and features a wood-burning fireplace and huge built-in bookcase. Nicely sized dining area can fit a full-sized table and includes an original leaded glass window. The kitchen has been brought into the modern era with granite counters, stainless steel appliances including gas range & Electrolux fridge, under-cabinet lighting, peninsula for extra counter and storage space & a window overlooking the backyard. Gorgeous Douglas fir flooring is new but preserves the heritage feel of the house! Step upstairs to your primary suite overlooking the park with custom built-ins everywhere and incredible natural light. Second bedroom at the rear of the home features exposed brick chimney and original furnace floor vent in the closet area and the full bath on this level has a huge skylight for wonderful natural light! The lower level of this home is fully finished with a large 3rd bedroom that can double as a rec room or home office, full bathroom with stall

shower and a real sauna! Plenty of storage between the mechanical/laundry room and additional storage room. Outside, in the backyard, you will find raised garden beds ready for your ideas this summer and space to enjoy our long Calgary summer nights! With a newer furnace 2025 and hot water tank 2022, this home is up to date and move-in ready! If you've been dreaming of owning a piece of history, this home is the one - a park-facing location and a gorgeous home at a great price!