



1527 22 Street NW
Calgary, Alberta

MLS # A2139010



\$785,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1953 (71 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: Finished, Full

LLD: -

Exterior: Brick, Wood Frame, Wood Siding

Zoning: R-C1

Foundation: Poured Concrete

Utilities: -

Features: Open Floorplan

Inclusions: Shed

This beautifully maintained bungalow features a finished basement and boasting 3 bedrooms and 2 full baths, it offers a spacious living and dining area with charming bow windows. The master bedroom is generously sized with hardwood floors, two additional bedrooms and a 4-piece full bath. The gourmet kitchen, open to a large eating area, showcases a large garden window and patio doors leading to a spacious deck and a landscaped west backyard, complete with a shed. The oversized 19.5' x 21.4' single garage can easily be converted into a double garage. Situated within walking distance to SAIT, North Hill Mall, LRT, and other amenities, this home presents ample potential in a peaceful location, making it an excellent choice for families.