



2304 22 Avenue SW
Calgary, Alberta

MLS # A2148935



\$600,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	986 sq.ft.	Age:	1912 (112 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Open Floorplan		

Inclusions: None

HUGE \$50,000 PRICE REDUCTION!! Extra Wide 33 Foot Lot With A Beautiful Well Maintained Character Home In Richmond! Spectacular location across the street from a beautiful Park & Playground, walking distance to great schools and extremely close to all the retail of 17th Ave Downtown! This home is in great condition to move in or enjoy as a turnkey investment. This spacious bungalow features 2 large bedrooms and a full bathroom including bath. The open concept main floor features a large front entrance mud room, huge living room and kitchen that flows seamlessly into the dining room. The unfinished basement has been used as a den by many past tenants, this space awaits your creative developments! The exterior features a large double detached garage, a large deck with a fully fenced backyard and a sunny south facing porch!