



**2359 22A Street NW**  
**Calgary, Alberta**

**MLS # A2153982**



**\$849,900**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	1952 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

AMAZING LOT VALUE! On one of the most QUIET, pristine streets in Banff trail, this little gem sits on an R-C2 , 50 by 120 lot with SOUTH WEST BACK YARD! With potential re-zoning as MC-1, and being one house from the corner to provide ample parking for a 4-plex with legal suites, this is a golden opportunity for investment. Right now, the house has a legal 2 bedroom basement suite, new roof, some new flooring and windows and is a perfect (University) rental/holding property. Besides the 4 beds, there's parking for at least 4 cars in the back, and storage for another in an oversized garage; should you wish to rent to students (the house is a two minute walk to the LRT - one stop to University!) There are million dollar new builds on the street and streets surrounding this lot. So much potential!