2359 22A Street NW
Calgary, Alberta

MLS # A2153982

$839,900

Division:	Banff Trail
Type:	Residential/House
Style:	Bungalow

Size:	937 sq.ft.	**Age:**	1952 (72 yrs old)
Beds:	4	**Baths:**	2

Garage:	Attached Carport, Oversized, Single Garage Detached
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lo

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

Inclusions:	n/a

The city has re-zoned this SOUTH WEST BACK YARD lot R-CG! With it being one house from the corner there would be 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!