



**2452 22A Street NW**  
**Calgary, Alberta**

**MLS # A2158712**



**\$795,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	1953 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<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, Wood Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** 2 refrigerators, 2 stoves, all blinds and window coverings not belonging to the tenant

Welcome to 2452 22A Street NW located in the great inner city community of Banff Trail. This home has been maintained over the years and designated RC-2, thus has great investment opportunity on a good sized 50' x 120' lot for redevelopment. The main floor of the house has original hardwood flooring and has plenty of space with a large living room and two good sized bedrooms, an eat-in kitchen and an updated 4-piece bathroom. There is a separate entrance to the lower level containing an illegal suite, again with a good-sized kitchen, large living area, a sizable primary bedroom and a 3-piece bathroom. The large back yard has a single detached garage and room for additional parking. The home has updated windows throughout. Located walking distance to U of C as well as the Banff Trail C-train station and McMahon Stadium. There is easy access to Crowchild trail and the amenities in the area are endless with shopping, restaurants, etc. Call today and book a showing and Welcome Home!