



GRASSROOTS
REALTY GROUP

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469 22 Avenue NW
Calgary, Alberta

MLS # A2210256



\$899,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	734 sq.ft.	Age:	1943 (82 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Exceptional opportunity for Builders and investors Corner lot in Mount Pleasant with Approved DP for 4 Rowhomes with LEGAL basement suites. Located in the highly sought after inner city community of Mount Pleasant . Well Maintained Bungalow with 2 bedrooms up, living roomkitchen and full bathroom. Basement is finished . Single detached garage. Beautiful South facing backyard. Great holding property, priced to sell.