



## 22 Meadowlark Crescent Calgary Alberta

\$824,900

Incredible and private inner city location on premier Meadowlark Park! A lot like this on Meadowlark Crescent rarely comes available. Oversized corner lot (711 sq. meters) facing the large park with excellent access to shopping (Chinook Centre, Britannia Plaza) and easy proximity to Sandy beach, off leash dog parks and other wonderful green spaces. Quick access to downtown and other major road ways make this a rare find! This oversized bungalow designed by Art Sullivan boasts 4 bedrooms on the main level, original hardwood, private backyard and an enclosed sunroom (99 sq. ft.) perfect for enjoying your morning coffee! Sizeable, fenced backyard and beautiful park views from the front family room. Partially developed basement offers cold storage and a large craft room for the hobby enthusiast! Developers/Investors - architectural plans for an oversized bungalow are available upon request. Book your showing today! (id:6769)

3pc Bathroom 4.67 Ft x 5.42 Ft

Recreational, Games room 11.00 Ft x 29.00 Ft

Other 7.67 Ft x 11.00 Ft

Other 10.67 Ft x 23.00 Ft

Laundry room 6.42 Ft x 11.08 Ft

Storage 8.42 Ft x 12.50 Ft

Other 3.58 Ft x 10.58 Ft

Living room 14.17 Ft x 16.33 Ft

Dining room 10.75 Ft x 11.50 Ft

Kitchen 10.75 Ft x 11.50 Ft

Family room 11.58 Ft x 19.17 Ft

Bedroom 11.08 Ft x 11.75 Ft

Other 5.00 Ft x 5.42 Ft

Primary Bedroom 10.25 Ft x 11.17 Ft

Bedroom 10.08 Ft x 11.00 Ft

Bedroom 8.50 Ft x 10.08 Ft

4pc Bathroom 4.83 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:  
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<https://urbanpropertycollection.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca