



## 2336 22 Street Calgary Alberta

\$779,900

Welcome to this charming 2-bedroom bungalow nestled on a spacious 50' X 120' R-C2 lot in the highly desirable neighborhood of Banff Trail. This home has a spacious living room/dining room area with beautifully kept hardwood floors. The 2 good sized bedroom also feature hardwood floors. The white kitchen with lots of counter & cabinet space has plenty of room for a breakfast nook & the gas range & dishwasher are 6 years old. On this level is a 4 piece bath(tile floors). Many of the windows are newer as well. The back entrance can directly access the lower level. In the lower level there is a large L shaped rec room with Pellet stove & wall heater, a 3-piece bath, laundry room & cold storage. Some of the updates to this home are newer shingles, siding, back deck, garage door, hot water tank & furnace(2004) as well as window blinds & security shutter. Whether you're a first-time homebuyer looking for a cozy and affordable residence, or an astute investor seeking a prime development opportunity, this property has something special to offer. You are close to the LRT, University, Sait, Children's & Foothills hospitals & minutes to downtown. This one is a must view! (id:6769)

Recreational, Games room 10.08 Ft x 9.42 Ft

Laundry room 12.92 Ft x 6.25 Ft

Storage 21.42 Ft x 4.00 Ft

3pc Bathroom Measurements not available

Other 14.75 Ft x 11.25 Ft

Kitchen 16.00 Ft x 9.67 Ft

Dining room 12.42 Ft x 8.58 Ft

Living room 17.58 Ft x 14.75 Ft

Primary Bedroom 13.33 Ft x 11.50 Ft

Bedroom 12.50 Ft x 11.92 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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**Mirror**

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