



2452 22A Street Calgary Alberta

\$785,000

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! (id:6769)

Family room 12.83 Ft x 15.00 Ft

Kitchen 12.83 Ft x 10.33 Ft

Bedroom 12.83 Ft x 11.67 Ft

3pc Bathroom 5.33 Ft x 6.00 Ft

Laundry room 9.42 Ft x 9.75 Ft

Living room 13.33 Ft x 16.75 Ft

Other 13.58 Ft x 9.25 Ft

Primary Bedroom 12.58 Ft x 14.42 Ft

Bedroom 11.58 Ft x 10.92 Ft

4pc Bathroom 7.42 Ft x 5.92 Ft

Listing Presented By:



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