



# 1515 22 Avenue Calgary Alberta

\$579,000

\*\*\*INVESTOR ALERT\*\*\* This complex has 4 suites, all currently illegal, but recognized by the city with separate addresses. The main floor has a 2 bedroom suite with a large dining room and living room and a front porch. The upper character suite is a 1 bedroom with front facing balcony, living room, 4pc bath and kitchen. There is a bachelor suite on the main floor in the rear with a kitchenette and a bath. The basement has a 1 bedroom suite with a 3pc ensuite and a large living room. The long term tenants would like to stay. The retaining wall is new as is the newly poured patio. This property comes with 2 city approved development plans that would legalize the suites and are fully transferable to the new owner. (id:6769)

Primary Bedroom 12.58 Ft x 11.50 Ft  
 4pc Bathroom 6.00 Ft x 7.75 Ft  
 Eat in kitchen 11.67 Ft x 10.08 Ft  
 Living room 13.08 Ft x 8.83 Ft  
 Bedroom 13.50 Ft x 13.17 Ft  
 Recreational, Games room 10.92 Ft x 9.00 Ft  
 4pc Bathroom 7.42 Ft x 4.83 Ft  
 Other 5.08 Ft x 8.25 Ft  
 Dining room 7.92 Ft x 7.92 Ft

3pc Bathroom 7.58 Ft x 6.17 Ft  
 Bedroom 11.33 Ft x 8.92 Ft  
 Bedroom 7.00 Ft x 14.08 Ft  
 4pc Bathroom 10.33 Ft x 5.17 Ft  
 Living room 13.50 Ft x 12.58 Ft  
 Dining room 12.25 Ft x 10.83 Ft  
 Family room 7.67 Ft x 8.58 Ft  
 2pc Bathroom 5.42 Ft x 4.83 Ft  
 Other 2.08 Ft x 4.17 Ft

Listing Presented By:



Originally Listed by:  
 Zolo Realty



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