



# 417 22 Avenue Calgary Alberta

\$690,000

Welcome to an outstanding opportunity in the highly sought-after community of Mount Pleasant! POSITIONED ON A SPACIOUS 42' X 125' LOT, THIS PROPERTY IS PERFECT FOR BUILDERS, INVESTORS, AND DEVELOPERS LOOKING TO MAXIMIZE POTENTIAL IN A PRIME LOCATION. Surrounded by million-dollar homes and close to popular amenities, this is your chance to create or invest in something special. The property currently features a 3-bedroom, 2-bathroom bungalow with 1,480 sq ft of living space, offering plenty of charm and potential. The main floor is bright and inviting, with updated windows and a renovated kitchen complete with a skylight that brings in tons of natural light. The master bedroom opens out through French doors to tiered decks, creating an easy flow between indoor and outdoor living. Originally a 3-bedroom home, the dining room can easily be converted back into a bedroom if needed. The lower level offers additional living space, featuring a wet bar, two additional rooms, and a spacious family room. Although the basement was previously used as an illegal suite, it provides ample opportunity for customization or renovation to suit your needs. The real highlight of this property is the expansive, south-facing backyard—a builder's dream for those looking to develop or expand. Fully fenced for privacy, it includes two decks, plenty of green space, a double detached oversized garage, and even room for RV parking. Whether you want to enjoy it as-is or use the lot for new development, the possibilities are endless. Mount Pleasant is known for its vibrant inner-city vibe, strong community connections, and unbeatable access to schools, parks, and amenities. Confederation Park, Balmoral Circus Park, and several nearby schools make it a fantastic, family-friendly area, while quick access to SAIT and downtown Calgary makes it convenient for students and professionals alike. Investo...

4pc Bathroom 5.00 Ft x 7.08 Ft  
 Other 7.08 Ft x 8.17 Ft  
 Bedroom 9.58 Ft x 11.75 Ft  
 Den 8.33 Ft x 10.42 Ft  
 Recreational, Games room 17.67 Ft x 11.75 Ft  
 Furnace 6.83 Ft x 4.58 Ft

3pc Bathroom 4.92 Ft x 7.25 Ft  
 Bedroom 9.67 Ft x 10.92 Ft  
 Dining room 9.67 Ft x 10.58 Ft  
 Kitchen 19.00 Ft x 10.92 Ft  
 Laundry room 6.42 Ft x 5.33 Ft  
 Living room 19.00 Ft x 12.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
 RE/MAX House of Real Estate

<https://innercityinfills.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca