



# 736 22 Avenue Calgary Alberta

\$1,199,500

PRESALE OPPORTUNITY--- SECONDARY LEGAL basement suite with 3 Bedrooms. In total 6 bedrooms & 4 bathrooms & double garage. This brand-new SEMI-DETACHED INFILL around 3165 sq ft of living space in the peaceful Mount Pleasant neighborhood south backyard. Inside, the main floor is open and spacious, 10 ft ceiling with natural light shining through windows all day long across the welcoming front foyer w/ a built-in bench and a lovely dedicated dining area, Quartz countertops, custom cabinetry, built-in pantry makes everyday cooking easy and convenient. An oversized central island, stainless steel appliances, patio door, gas fireplace, elegant powder room, and the spacious mudroom w/ tile flooring and full-wall built-in bench w/ hooks completes the main floor level. In Upper floor, the master suite enjoys a vaulted ceiling and large walk-in closet w/ built-in shelving, while the En suite features a barn door entrance, heated floors, a free-standing tub, a fully tiled STEAM shower w/ bench and quartz counters. The upper floor also includes two big size bedrooms and full 4 Pc bathroom, a full laundry room. But that's not all! This property also features a 3 bedrooms LEGAL basement suite with rental income potential, providing endless possibilities. Live upstairs and rent out the basement to generate extra income or use it as a separate living space for guests or extended family. Families will appreciate the proximity to St Joseph Elementary Junior High School and Ecole de la Rose Sauvage, making it an ideal fit for those with children. With an estimated completion date of Nov/Dec 2024, now is your chance to secure this exceptional home in the perfect location and make it your own. Just a quick 2-minute walk from Confederation Park, this home offers convenient access to downtown via Centre, 4th, and CENTER streets. Don't miss out on this unparalleled opportunity. Contact us...

3pc Bathroom 7.25 Ft x 7.25 Ft  
 Bedroom 9.25 Ft x 9.25 Ft  
 Bedroom 11.83 Ft x 12.25 Ft  
 Bedroom 10.75 Ft x 9.25 Ft  
 Bedroom 12.67 Ft x 13.75 Ft  
 Living room/Dining room 10.67 Ft x 10.33 Ft  
 2pc Bathroom 5.17 Ft x 5.50 Ft  
 Kitchen 18.33 Ft x 13.25 Ft  
 Dining room 11.50 Ft x 15.42 Ft

Other 8.58 Ft x 5.08 Ft  
 Living room 15.00 Ft x 14.67 Ft  
 Primary Bedroom 15.08 Ft x 14.25 Ft  
 Bedroom 11.67 Ft x 11.58 Ft  
 Bedroom 12.08 Ft x 13.50 Ft  
 Laundry room 5.58 Ft x 8.17 Ft  
 3pc Bathroom 8.50 Ft x 7.50 Ft  
 5pc Bathroom 15.58 Ft x 8.17 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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

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