



## 7408 22A Street Calgary Alberta

\$799,900

A truly unique and enticing opportunity to own two separate houses on a single lot. Rare revenue generating package includes 2 homes (both spanning over 1000 sq ft), a 1.5 storey century home as well as a laneway carriage house with access to the garage. The entire project was executed by reputable local builder in Ogden, Heirloom Homes, boasting a harmonious blend of vintage charm with modern elements. TOO MANY UPGRADES TO LIST, so please ask your Realtor for the full list in Supplements section. Some features include \* new sewer and water service \* new electrical \* all new wiring throughout including new panel/ breakers \* new plumbing throughout including new backflow preventer in mechanical room \* all new ABS drains and PEX water lines \* new high efficiency furnace \* HVAC ductwork including proper cold air returns \* new high efficiency hot water heater \* NEST smart thermostat. The original century home, built in 1916, with 1071.20 Sq Ft, has undergone a meticulous renovation that highlights its historical character while introducing modern conveniences both interior and exterior creating a solid structure, long-lasting and enhancing comfort and health of its occupants. There are 3 bedrooms including a dedicated upper level for the primary bedroom and a 3 pc ensuite, one 4 pc bath, new kitchen cabinets, bathroom vanities/ fixtures, doors, trims, and paint throughout. Laneway Home (newly constructed in 2018, same year as the main house renovation) adds an additional 1049.60 Sq Ft plus 2 bedrooms, 1 bath, kitchen with concrete countertops, zone-controlled radiant heating with concrete slab, powered by a high-efficiency on-demand boiler system, and supplemented by an HRV fan for ventilation. Both the main and the laneway house have matching James Hardie siding, new asphalt shingle roofs, and all-new windows and doors. The exterior features include stamped concrete p...

Family room 13.50 Ft x 10.58 Ft

Laundry room 11.08 Ft x 10.58 Ft

Living room 13.83 Ft x 12.50 Ft

Dining room 7.92 Ft x 7.25 Ft

Kitchen 11.17 Ft x 8.50 Ft

Bedroom 9.42 Ft x 8.92 Ft

3pc Bathroom 11.75 Ft x 7.42 Ft

Living room 23.50 Ft x 11.67 Ft

Dining room 11.33 Ft x 10.25 Ft

Kitchen 12.08 Ft x 7.50 Ft

Primary Bedroom 10.17 Ft x 9.08 Ft

Bedroom 9.08 Ft x 8.58 Ft

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

Listing Presented By:



Originally Listed by:  
GRAND REALTY



**Real Estate Professionals Inc.**

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

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

Bedroom 12.33 Ft x 7.00 Ft

4pc Bathroom 9.17 Ft x 4.92 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft

Laundry room 7.25 Ft x 5.08 Ft

Primary Bedroom 13.92 Ft x 9.75 Ft