



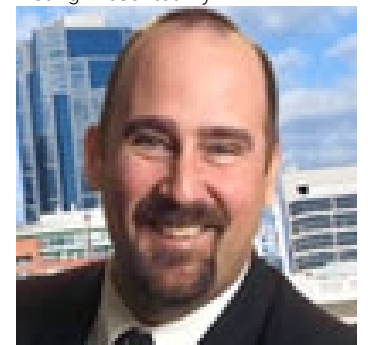
# 1515 22 Avenue Calgary Alberta

\$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         | 3pc Bathroom 7.58 Ft x 6.17 Ft  |
| 4pc Bathroom 6.00 Ft x 7.75 Ft              | Bedroom 11.33 Ft x 8.92 Ft      |
| Eat in kitchen 11.67 Ft x 10.08 Ft          | Bedroom 7.00 Ft x 14.08 Ft      |
| Living room 13.08 Ft x 8.83 Ft              | 4pc Bathroom 10.33 Ft x 5.17 Ft |
| Bedroom 13.50 Ft x 13.17 Ft                 | Living room 13.50 Ft x 12.58 Ft |
| Recreational, Games room 10.92 Ft x 9.00 Ft | Dining room 12.25 Ft x 10.83 Ft |
| 4pc Bathroom 7.42 Ft x 4.83 Ft              | Family room 7.67 Ft x 8.58 Ft   |
| Other 5.08 Ft x 8.25 Ft                     | 2pc Bathroom 5.42 Ft x 4.83 Ft  |
| Dining room 7.92 Ft x 7.92 Ft               | Other 2.08 Ft x 4.17 Ft         |

Listing Presented By:



Originally Listed by:  
Zolo Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca