



# 2359 22A Street Calgary Alberta

\$839,900

The city has re-zoned this SOUTH WEST BACK YARD lot R-CG! With it being one house from the corner there would be ample parking for a 4-plex with legal suites, this is a golden opportunity for investment. Right now, the house has a legal 2 bedroom basement suite, new roof, some new flooring and windows and is a perfect (University) rental/holding property. Besides the 4 beds, there's parking for at least 4 cars in the back, and storage for another in an oversized garage; should you wish to rent to students (the house is a two minute walk to the LRT - one stop to University!) There are million dollar new builds on the street and streets surrounding this lot. So much potential! (id:6769)

Bedroom 10.25 Ft x 9.92 Ft  
Bedroom 10.75 Ft x 9.92 Ft  
3pc Bathroom 9.08 Ft x 6.08 Ft  
Kitchen 11.92 Ft x 10.75 Ft  
Living room 14.08 Ft x 10.25 Ft

Living room/Dining room 26.25 Ft x 11.00 Ft  
Kitchen 13.83 Ft x 8.67 Ft  
4pc Bathroom 8.33 Ft x 6.58 Ft  
Primary Bedroom 14.50 Ft x 9.75 Ft  
Bedroom 12.67 Ft x 10.67 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

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