



## 2412 22 Street Calgary Alberta

\$810,000

HOME SWEET HOME! CALLING ALL HOME BUILDERS, BUYERS and INVESTORS! Sought-after 50' x 120' LOT! Welcome to this unbeatable location in NW Calgary close to University of Calgary and walkable to the Banff Trail LRT station. This stunning bungalow is situated in the heart of Banff Trail offers 2 bedrooms, 1 bathroom upstairs and a 1 bedroom, 1 bath ILLEGAL SUITE downstairs. This home offers the opportunity to LIVE UP/RENT DOWN! The main floor offers a spacious floor plan with original character perfectly complimented by fresh updates. This floor offers a bright living room with bay windows, a formal dining room with access to the deck and backyard, a renovated kitchen with painted cabinets and new appliances, 2 generous sized bedrooms and a stylish 4 piece bath. The illegally suited basement is the PERFECT MORTGAGE HELPER featuring a full kitchen, large family room, 3rd bedroom, 4 piece bath and the laundry room which has ample storage space. Outside, the fully fenced backyard is highlighted by mature landscaping, a 2 tiered wood deck and a double detached garage. This terrific NW Calgary location is steps from Branton School, close to the University of Calgary, Banff Trail C-train station, McMahon Stadium, Foothills Hospital, Childrens Hospital, shopping, parks, major roadways, Downtown and much more. Don't miss out on this incredible opportunity, book your private tour today! (id:6769)

4pc Bathroom 6.17 Ft x 9.08 Ft  
Bedroom 11.92 Ft x 10.58 Ft  
Kitchen 13.75 Ft x 4.83 Ft  
Laundry room 4.92 Ft x 8.83 Ft  
Family room 13.75 Ft x 17.33 Ft  
Furnace 11.67 Ft x 7.83 Ft

4pc Bathroom 6.33 Ft x 6.17 Ft  
Bedroom 9.83 Ft x 11.17 Ft  
Dining room 9.08 Ft x 11.75 Ft  
Kitchen 9.58 Ft x 11.17 Ft  
Living room 15.67 Ft x 13.58 Ft  
Primary Bedroom 13.08 Ft x 10.67 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://www.homesweethometeam.ca/>

**RE/MAX Realty Professionals**

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