



# 2616 22 Street Calgary Alberta

\$1,050,000

(OPEN HOUSE Saturday, March 7 (12:30 PM to 3 PM) Young growing family and developers, opportunities like this Banff Trail bungalow don't come along very often! Set on a 50'x120' CORNER LOT and facing a park, the property is prime for an upgrade, whether that's a full remodel or a redevelopment - stylish infills are increasingly popular in the area. The corner lot offers plenty of free street parking. **\*\*\*UPGRADES\*\*\*** include: Furnace (2015), Roof (2012), Electric Panel (1994), Main Floor Bedroom Window (2015), and three Basement Bedroom Windows (2015). **\*\*\*MAIN FLOOR\*\*\*** Inside, the largely original features follow a quintessential floorplan with a living room at the front of the home, with a bright dining area with chandelier that leads to the kitchen, where original oak cabinetry is a testament to quality workmanship that you might replicate in your new material selections. Similarly, the hardwood floors that run throughout this level could be charming when refinished. As you would expect in this style of home, three generous bedrooms and the main bathroom are down the hall. **\*\*\*BASEMENT\*\*\*** From the Main Floor kitchen a stairway leads to the back door & offers a separate entrance to the basement, which begins with a shared laundry area with front load LG washing machine and a large capacity Gas dryer. A second kitchen and a large living room are excellent for a multi-generational family or a mortgage helper while you plan a Legalized Suite. There are three more bedrooms and another full bathroom here, which is a rare and coveted lower-level layout, especially for the rental market. **\*\*\*EXTERIOR\*\*\*** Outside, partially fenced yard has a huge lawn with mature trees that offer a timely shade for the house. Plus, the tall Lilac bushes that provide a private outdoor space at the concrete tiled patio next to the single-detached garage. The home also has a wheelchair ramp from t...

Family room 17.67 Ft x 13.00 Ft  
 Laundry room 5.42 Ft x 5.00 Ft  
 3pc Bathroom 9.42 Ft x 5.42 Ft  
 Furnace 6.58 Ft x 5.75 Ft  
 Kitchen 9.25 Ft x 5.83 Ft  
 Bedroom 10.17 Ft x 9.00 Ft

Kitchen 10.17 Ft x 9.42 Ft  
 Breakfast 7.08 Ft x 5.83 Ft  
 Dining room 10.25 Ft x 8.75 Ft  
 Primary Bedroom 13.08 Ft x 11.17 Ft  
 Bedroom 11.17 Ft x 10.17 Ft  
 Bedroom 13.08 Ft x 8.83 Ft

Listing Presented By:



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

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

Bedroom 11.42 Ft x 9.58 Ft

Bedroom 10.00 Ft x 9.92 Ft

Living room 15.17 Ft x 13.92 Ft

3pc Bathroom 10.25 Ft x 4.92 Ft

Foyer 5.17 Ft x 3.33 Ft