



453 22 Avenue Calgary Alberta

\$750,000

Beautifully updated raised bungalow in Mount Pleasant with a LEGAL BASEMENT SUITE! Located on a quiet, tree lined street, this home blends modern upgrades with timeless character and offers over 2,000 sq. ft. of developed living space. The main floor features 2 bedrooms, 2 full bathrooms, and a bright open layout with a gas fireplace. A large island, stainless steel appliances, original hardwood, and curved archways add both function and charm. The legal lower suite (renovated in 2015 with added soundproofing) includes 2 bedrooms, a full bath, its own laundry, and is perfect for rental income, extended family, or an investment property. Enjoy a sunny south facing backyard with mature fruit trees, a private patio, and an oversized 24' x 24' double garage. Major updates include a newer roof, dual furnaces, and upgraded electrical. Prime location close to downtown, SAIT, Confederation Park, schools, and shopping! Don't miss on this opportunity - Call to view today! (id:6769)

3pc Bathroom 6.58 Ft x 6.75 Ft

Family room 8.58 Ft x 12.67 Ft

Other 10.33 Ft x 14.75 Ft

Bedroom 8.33 Ft x 12.50 Ft

Bedroom 11.08 Ft x 12.83 Ft

Laundry room 2.75 Ft x 3.33 Ft

Furnace 7.50 Ft x 10.50 Ft

Laundry room 8.33 Ft x 8.50 Ft

Other 4.00 Ft x 9.33 Ft

Living room 12.75 Ft x 13.17 Ft

Dining room 7.42 Ft x 13.17 Ft

Kitchen 11.00 Ft x 13.67 Ft

Primary Bedroom 11.75 Ft x 13.67 Ft

Bedroom 9.17 Ft x 12.33 Ft

3pc Bathroom 6.25 Ft x 8.50 Ft

5pc Bathroom 9.00 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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