



# 7644 22A Street Calgary Alberta

\$619,900

Step into this cozy bungalow featuring almost 1,800 square feet of living space including the fully developed 2 bedroom walk out lower level! 50 x 120 R2 lot! Prime location mere blocks away from future Green Line CTrain Station! This residence offers a comfortable living experience with plenty of potential as it has the land space required to have 2 additional separate suites (subject to zoning approval). Fresh from a makeover, this home has had renovations throughout including the three main level bedrooms, the chic bath, a swanky kitchen with quartz counters, new appliances, cabinetry and flooring. The open layout with refinished classic hardwood flooring throughout combined with large windows, creates a bright and airy atmosphere that welcomes you in. The lower level includes an additional two bedrooms, living and dining area, kitchen, bath, and a common area laundry room, all boasting not one but TWO separate entrances! This home provides ample accommodation for a family, guests or as an income generator. 2 newer furnaces and 2 hot water tanks (both 2020) so the lower level has its own separate heating giving the possibility of a legal suite. The huge expansive, almost 6,000 sq ft, treed lot features decking, mature trees, and is fully fenced providing a peaceful and private setting. The property also includes a 6 car parking pad, room for an RV or future double garages with 2 suites above (subject to city approval). Perfect for those seeking an investment opportunity to generate rental income and/or those looking to capitalize on the potential future fourplex as resale. Located within a stone's throw of schools, parks, Bow River walks, and shopping, this gem offers both convenience and charm. Very central location, a quick 15-minute hop to downtown. Explore the charm and possibilities of this wonderful home today. (id:6769)

3pc Bathroom 7.08 Ft x 5.67 Ft  
 Other 10.67 Ft x 8.33 Ft  
 Family room 13.83 Ft x 11.17 Ft  
 Bedroom 10.17 Ft x 9.17 Ft  
 Bedroom 7.92 Ft x 4.92 Ft  
 Bedroom 10.75 Ft x 8.83 Ft

Kitchen 13.17 Ft x 11.17 Ft  
 Living room 18.00 Ft x 11.17 Ft  
 Primary Bedroom 11.17 Ft x 10.75 Ft  
 Dining room 8.42 Ft x 8.08 Ft  
 Bedroom 8.42 Ft x 8.25 Ft  
 4pc Bathroom 7.83 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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