



814 22 Avenue Calgary Alberta

\$900,000

Situated on a RC2 50-foot lot in the heart of the family-friendly Mount Pleasant community, this solid 2-bedroom + den bungalow offers a fully fenced and landscaped yard on a quiet street. Inside, the welcoming living room featuring beautiful hardwood floors and full-length south-facing windows that flood the space with natural sunlight. You'll love the convenience of the oversized double garage, as well as paved RV parking! This prime location is within walking distance to schools, just a 5-minute stroll to Confederation Park, Hockey rink, and two major bus routes. The area also offers an outdoor pool, tennis courts, restaurants, SAIT, and golf, all close by. The downtown core, Deerfoot Trail, airport and U of C are also easily accessible. With its unbeatable location and endless potential, this property is perfect for builders, homeowners or investors. Whether you're looking to rent it out, consider future development, or create your dream home, this opportunity has it all. Don't miss out on this incredible chance! (id:6769)

3pc Bathroom 7.67 Ft x 4.75 Ft

Den 12.00 Ft x 10.67 Ft

Laundry room 16.42 Ft x 10.92 Ft

Recreational, Games room 25.50 Ft x 20.58 Ft

4pc Bathroom 4.92 Ft x 7.58 Ft

Bedroom 9.25 Ft x 11.00 Ft

Dining room 9.58 Ft x 8.42 Ft

Family room 13.42 Ft x 12.00 Ft

Kitchen 8.00 Ft x 10.08 Ft

Living room 14.25 Ft x 14.25 Ft

Primary Bedroom 11.58 Ft x 11.83 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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

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