

\$779,000 - 1524 22a Street Nw, Calgary

MLS® #A2081707

\$779,000

3 Bedroom, 2.00 Bathroom, 1,656 sqft
Residential on 0.13 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Welcome to this great opportunity to own a property in the HIGHLY SOUGHT-AFTER neighborhood of BRIAR HILL in Calgary's NW inner city. This house is being offered at the price builders are paying for bare lots in this community. Build the house of your dreams or renovate this 1950s bungalow to add your personal touch. This house has great bones with 1,655 sq ft on the main floor and another 993 sq ft on the lower level. Update a little or a lot. Either way, you will have a home in Briar Hill making it a good investment. The main level offers a large living room with dining area off to the side, kitchen with granite counter-tops, two bedrooms, a full 3pc bathroom and a versatile den. A significant selling point is the large sunroom-type addition that provides a fantastic space for the family to hang out. It is complete with a cozy fireplace and a splendid wall of windows overlooking the very private back yard.

Downstairs is another bedroom, full bathroom, a good-sized rec room and plenty of storage. Step outside through the side door to discover a walkway leading to the unique backyard, which includes a double-car garage. The outdoor space is a true gem, with mature trees, a patio featuring a firepit for cozy gatherings, ample room for a garden area, and full fencing for privacy—a perfect setting to create your own private retreat.

This lot is zoned RC-1 and is centrally located on a quiet street in the heart of Briar Hill. It



offers the convenience of being within walking distance to the LRT, North Hill Centre, the U of C, Foothills Hospital, SAIT, and all levels of schools. Additionally, it boasts close proximity to the downtown core, the Kensington shopping district, and all essential amenities. Imagine the possibilities and schedule your viewing today.

Built in 1952

Essential Information

MLS® #	A2081707
Price	\$779,000
Sold Price	\$749,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,656
Acres	0.13
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1524 22a Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N2N9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 21st, 2023
Date Sold	October 30th, 2023
Days on Market	38
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ACA REALTY
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