

\$629,900 - 417 22 Avenue Nw, Calgary

MLS® #A2111501

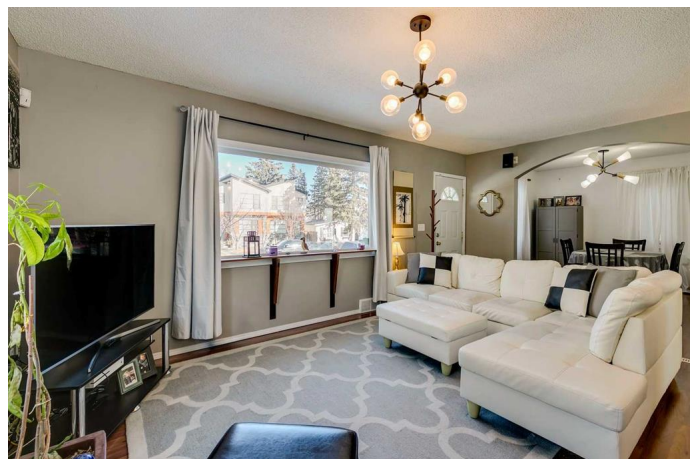
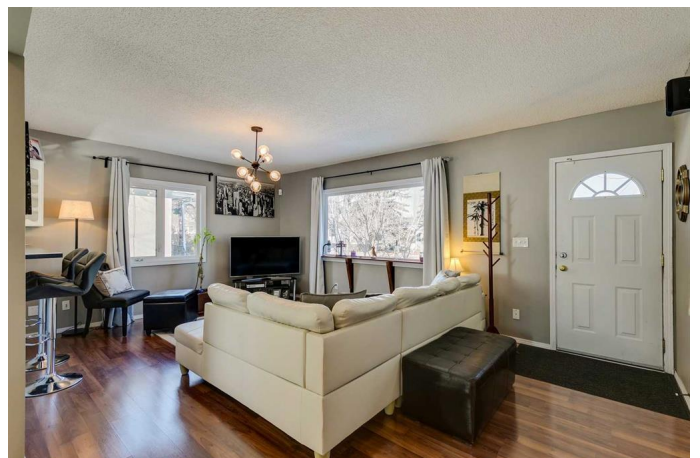
\$629,900

3 Bedroom, 2.00 Bathroom, 808 sqft

Residential on 0.12 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this exceptional opportunity in prime Mount Pleasant! Set forward on its expansive lot, this property boasts a generous south-facing backyard, creating a builder's dream canvas for the construction of a 4000 sqft home. Spanning 42 feet in width by 125 feet in depth and surrounded by million-dollar homes, this is a rare chance to live or build in one of Mount Pleasant's most coveted locations. This upgraded 3 bedroom, 2 bathroom 1563 sqft bungalow, features a sunlit main level with newer windows, a renovated kitchen illuminated by a skylight, and a master bedroom with French doors opening onto tiered decks. The dining room, originally a bedroom, can easily be converted back. The lower level, once utilized as an illegal-suite, features a wet bar, 2 additional rooms (non-egress), and a spacious living area. Outside, the expansive yard presents two decks and ample space for outdoor enjoyment, fully fenced for privacy and security, complete with a double detached oversized garage a parking pad, with plenty of room for RV parking. Perfect for families, pets, and summer gatherings, this backyard oasis offers endless possibilities. Mount Pleasant itself is a vibrant inner-city destination, boasting strong community ties, nearby schools, recreational facilities, and easy access to amenities such as Confederation Park, restaurants, SAIT, and downtown Calgary via quick transit options. Additionally, investors will appreciate the potential of this



property, with numerous developments underway in the area. Furthermore, the tenant enjoys 90 days of tenancy rights upon possession after conditions have been waived. Don't miss your chance to own or develop in this sought-after neighborhood, where convenience, opportunity, and lifestyle converge. Schedule your viewing today and seize this rare offering in Mount Pleasant!

Built in 1949

Essential Information

MLS® #	A2111501
Price	\$629,900
Sold Price	\$630,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	808
Acres	0.12
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	417 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1N4

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Oversized, RV Access/Parking

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 1st, 2024
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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