

\$699,900 - 1604 22 Street Nw, Calgary

MLS® #A2119405

\$699,900

3 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.14 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

WELCOME TO THIS AMAZING OPPORTUNITY TO PURCHASE A HOME IN THE HIGHLY SOUGHT AFTER COMMUNITY OF BRIAR HILL. This house is being offered at a price developers are paying for a bare lot. Build your dream home or renovate this 1950's bungalow to your own little jewel box. This home is built on a 50x120 lot with an east back yard and a double detached garage, it features a living/ dining room combination with original hardwood floors, a white kitchen with granite counter tops, 3 bedrooms all with hardwood floors and a 4 piece bathroom. Downstairs is a large rec room, and 3 piece bath and ample storage space. This lot is zoned RC-1 and is centrally located on a tree lined street with easy walking distance to the LRT, North Hill Center, SAIT, and an easy commute to the U of C , the Foothills hospital, as well as the downtown core and Kensington, Bring your building plans or renovation ideas and make this your inner city home

Built in 1953

Essential Information

MLS® #	A2119405
Price	\$699,900
Sold Price	\$756,200
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,028
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1604 22 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2N2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 4th, 2024
Days on Market	1

Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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