

\$892,900 - 631 22 Avenue Nw, Calgary

MLS® #A2120101

\$892,900

3 Bedroom, 2.00 Bathroom, 875 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Welcome to Mount Pleasant - Your Ideal Development Opportunity.

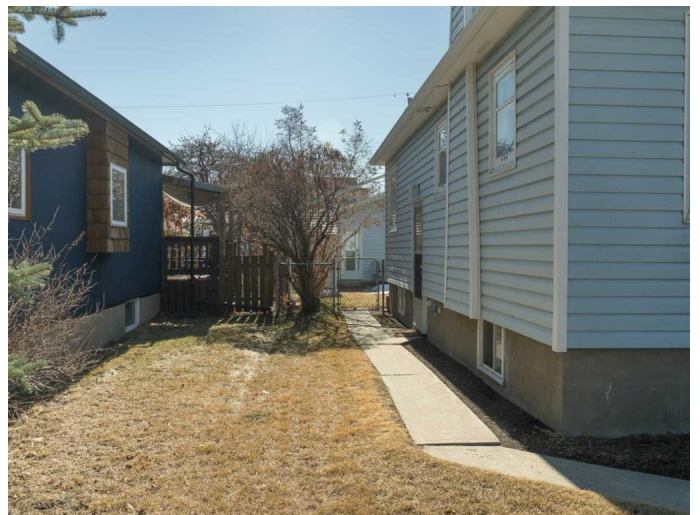
Location: 631 22 Ave NW, Calgary, Alberta.

Nestled in the highly sought-after district of Mount Pleasant, this property boasts a prime location across from the city park and community center. Conveniently situated approximately 4 kilometers from downtown Calgary where you can enjoy the perfect blend of tranquility and urban accessibility.

Embrace the potential of this 50' frontage property, offering an ideal canvas for new development projects. The rectangular-shaped north-facing lot ensures maximum flexibility for architectural design and landscaping possibilities. The backyard is south-facing to enjoy the all-day sun.

A rear detached 24' x 24' garage provides ample space for vehicle storage, hobbies, or workshop needs. Adjacent to the garage is a single gravel parking pad, enhancing convenience and functionality for residents and guests alike.

This property features an older home with a one-bedroom illegal basement suite, offering versatility for multi-generational living arrangements or rental income potential. With



its solid foundation and existing structure, capitalize on the opportunity to renovate or reimagine the space to suit your preferences and lifestyle.

Experience the vibrant community atmosphere of Mount Pleasant, characterized by its friendly neighborhoods, nearby schools, and local amenities. Enjoy easy access to parks, recreational facilities, dining establishments, and shopping destinations, ensuring a fulfilling lifestyle for residents of all ages.

Don't Miss Out. Whether you're an investor seeking a lucrative development opportunity or a homeowner envisioning your dream residence, this property in Mount Pleasant promises endless possibilities. Schedule a viewing today and seize the chance to transform this property into your urban oasis in one of Calgary's most desirable neighborhoods.

Built in 1956

Essential Information

MLS® #	A2120101
Price	\$892,900
Sold Price	\$920,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	875
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	631 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1N8

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Faces Rear, On Street, Parking Pad, Unpaved

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, French Door, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Wood Windows
Appliances	Garage Control(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, None
Lot Description	Back Lane, Lawn, Garden, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 9th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

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