

\$799,000 - 2343 22a Street Nw, Calgary

MLS® #A2130255

\$799,000

5 Bedroom, 2.00 Bathroom, 1,205 sqft

Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Welcome to this bungalow situated on an RC-2 infill lot within the desirable community of Banff Trail, offering an exceptional investment opportunity. Upon entering the main floor, you'll be greeted by a spacious living room. The open kitchen is thoughtfully equipped with ample cupboards and appliances. The main level further presents a generously sized master bedroom, two more well-appointed bedrooms and a full bath on this level ensure ample comfort and convenience for the entire family. Moving downstairs, you'll discover an Illegal Suite, complete with a kitchenette, a family room, a bedroom, and another full bath, providing a private living space. Outside, a detached double garage measuring 22x20, done up with drywall and insulation. Plus, there are two extra gravel parking spots in the backyard facing west. Additionally, a separate single detached garage adding to the property's appeal. This home is located on a quiet street, walking distance to the U of C, SAIT, shopping & 2 C-Train stations, near Crowchild access. Book your private showing today!

Built in 1953

Essential Information

MLS® #	A2130255
Price	\$799,000
Sold Price	\$852,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,205
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2343 22a Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3X8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 23rd, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Grand Realty

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