

\$1,099,900 - 804 22 Avenue Nw, Calgary

MLS® #A2147648

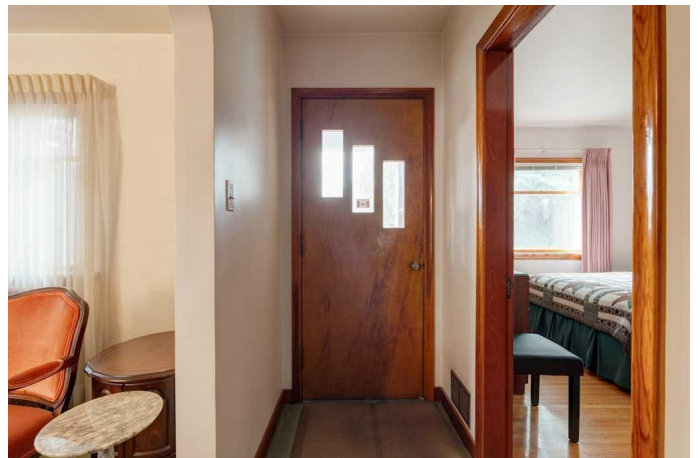
\$1,099,900

3 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

ATTENTION builders and investors! A PRIME 50x120' (5,995 Sq Ft) R-C2 zoned corner lot, perfectly positioned in one of Calgary's established and mature inner-city communities, West Mount Pleasant. This property exudes a charm frozen in time, where original features whisper tales of bygone eras. With interiors untouched, beckoning to be awakened, it offers an irresistible canvas for those enchanted by restoration or an unmatched opportunity to purchase a property to create your luxury estate home right away, subdivide, or with a bit of TLC, live or rent while you create magic on paper designing your dream home. The current bungalow presents a truly functional floor plan with bright living and dining rooms; a cute vintage kitchen; and 2 spacious bedrooms on the main floor that share a full bath. Downstairs you will find a large rec room, office, storage, laundry and 3rd bedroom and half bath. Don't miss the large backyard and single detached garage. The location of this property is unmatched, with a Walk Score of 76 and Bike Score of 94, find yourself within walking or cycling distance to downtown, SAIT, and even the U of C, and mere minutes to the retail and restaurants of 16th Avenue and Centre Street; only one block from the Mount Pleasant Outdoor Swimming Pool; the Fox Hollow Golf Course; Confederation Park and Golf Course; Mount Pleasant Community Sportsplex; Jubilee Auditorium and surrounding grounds; 10th Street and its access to Riley Park and the



incredible boutique shopping experience of Kensington; proximity to Nose Hill Park, as well as all the incredible parks and schools in between. Discover ease of access to Deerfoot Trail for a quick commute throughout the city, or if you'd rather, public transportation, including the 7 Street CTS Bus loop from the North Hill LRT Station. Don't miss this one, there won't be many properties like it!

Built in 1949

Essential Information

MLS® #	A2147648
Price	\$1,099,900
Sold Price	\$1,065,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	876
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	804 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1P2

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Storage
Appliances	Dryer, Freezer, Garage Control(s), Gas Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	August 27th, 2024
Days on Market	48
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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