

\$960,000 - 9407 22 Street Sw, Calgary

MLS® #A2156016

\$960,000

5 Bedroom, 4.00 Bathroom, 2,012 sqft

Residential on 0.16 Acres

Palliser, Calgary, Alberta

OPEN HOUSE CANCELLED IS NOW C/S

..Spectacular RENOVATED 2 storey Backing onto Green space/Playground with privacy from the large WEST (19.83 x 33.52) Lot. One of Calgary's most desirable areas-in the heart of Palliser S.W. blocks from the Glenmore Reservoir, Located on a quiet street. This Rare renovated 2 storey is over 3,000. sq. ft. with 5 large bedrooms on the Upper level. As you enter you are welcomed with a large living room area which boast 3 floor to ceiling windows ,cozy gas fireplace, open to dining area. The kitchen was completely transformed with an addition, quartz counter tops, oversized island, newer appliances, built in oven, abundance of counter space in this beautiful kitchen, watch your children play from the magnificent kitchen window facing backyard and the park. A few outstanding feature upgrades: new flooring-hand scraped hardwood, carpet + tile, knock down ceiling, all new baseboards/casings, new electrical panel, all bathrooms & updated kitchen with white cabinets and soft close maple lined drawers. Family/Tv room off kitchen that opens up into a covered sunroom. Upper Primary bedroom boast loads of morning light and has a full ensuite with tiled walk in shower. Fully finished basement is Large with open recreation space and another 3pc walk in tiled shower & flex room Office/Den. Air Conditioning and Attached Double front drive. This home is a gardeners delight, 2 large rain water containers, greenhouse and flower beds



complete this great home! 8' x 12'™
greenhouse with automatic vents, ventilation
fans and power to greenhouse,
100+ sq ft all organic soil vegetable
garden
Established perennial native plant garden
"Crown jewel" Saskatoon tree,
healthy and bountiful harvest
Walk 1 block to Nellie McC Lung elementary
school K-6, Walking distance to many other
schools in the area, Close to Glenmore
Landing shopping center, Co-op + Safeway
etc. Minutes to the New West Ring Road
around Calgary. Great Opportunity and Value!

Built in 1969

Essential Information

MLS® #	A2156016
Price	\$960,000
Sold Price	\$960,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,012
Acres	0.16
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9407 22 Street Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1S2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener

Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Lane, No Neighbours Behind, Level
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 10th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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