

# \$875,000 - 814 22 Avenue Nw, Calgary

MLS® #A2167394

**\$875,000**

2 Bedroom, 2.00 Bathroom, 907 sqft

Residential on 0.14 Acres

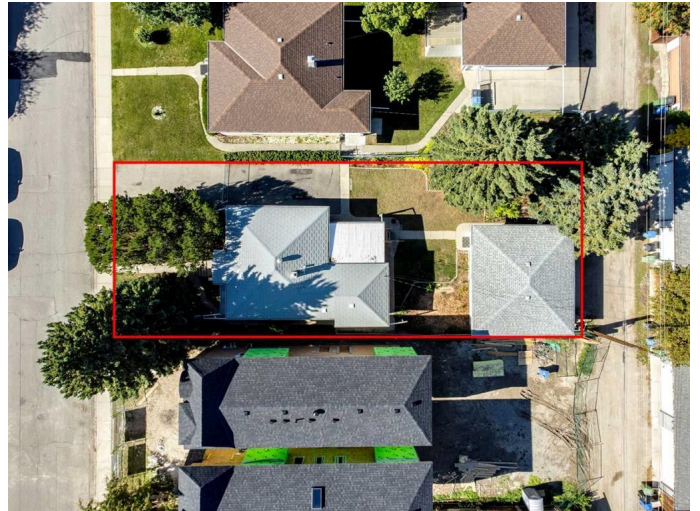
Mount Pleasant, Calgary, Alberta

Situated on a RC2 50-foot lot in the heart of the family-friendly Mount Pleasant community, this solid 2-bedroom + den bungalow offers a fully fenced and landscaped yard on a quiet street. Inside, the welcoming living room featuring beautiful hardwood floors and full-length south-facing windows that flood the space with natural sunlight. You'll love the convenience of the oversized double garage, as well as paved RV parking! This prime location is within walking distance to schools, just a 5-minute stroll to Confederation Park, Hockey rink, and two major bus routes. The area also offers an outdoor pool, tennis courts, restaurants, SAIT, and golf, all close by. The downtown core, Deerfoot Trail, airport and U of C are also easily accessible. With its unbeatable location and endless potential, this property is perfect for builders, homeowners or investors. Whether you're looking to rent it out, consider future development, or create your dream home, this opportunity has it all. Donâ€™t miss out on this incredible chance!

Built in 1947

## Essential Information

MLS® #	A2167394
Price	\$875,000
Sold Price	\$825,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	907
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	814 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1P2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized, RV Access/Parking, Workshop in Garage

### Interior

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplaces	Basement
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Garden, Landscaped, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 27th, 2024
Date Sold	October 30th, 2024
Days on Market	33
Zoning	RCG
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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