

\$559,000 - 1515 22 Avenue Sw, Calgary

MLS® #A2168930

\$559,000

4 Bedroom, 5.00 Bathroom, 1,396 sqft

Residential on 0.04 Acres

Bankview, Calgary, Alberta

*****INVESTOR ALERT***** This complex has 4 suites, all currently illegal, but recognized by the city with separate addresses. The main floor has a 2 bedroom unit with a large dining room and living room and a front porch. The upper character unit is a 1 bedroom with front facing balcony, living room, 4pc bath and kitchen. There is a bachelor unit on the main floor in the rear with a kitchenette and a bath. The basement has a 1 bedroom unit with a 3pc ensuite and a large living room. The long term tenants would like to stay. The retaining wall is new as is the newly poured patio. This property comes with 2 city approved development plans that would legalize the suites and are fully transferable to the new owner.

Built in 1924

Essential Information

MLS® #	A2168930
Price	\$559,000
Sold Price	\$515,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,396
Acres	0.04
Year Built	1924



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1515 22 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0R7

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	December 5th, 2024
Days on Market	69
Zoning	M-CG
HOA Fees	0.00

Listing Details

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