



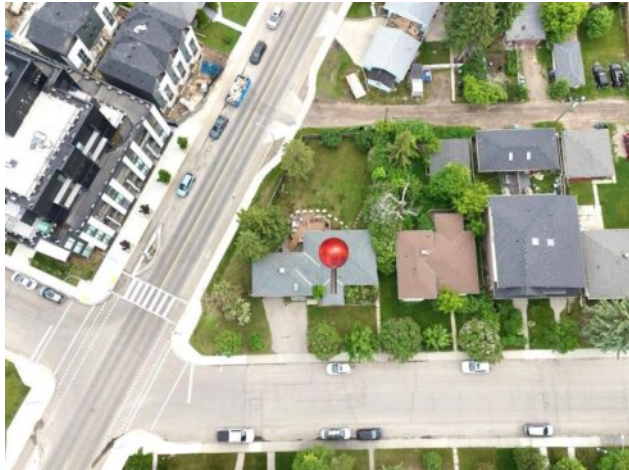
GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2440 22 Street NW
Calgary, Alberta

MLS # A2321085



\$949,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,206 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions: None

Investor Alert! Large 9,800+ sq. ft. corner lot with back lane access in a prime NW Calgary location with significant Redevelopment activity throughout the surrounding area. Conveniently located near to the University of Calgary, SAIT, , playgrounds, schools, shopping, transit, and major transportation routes including Crowchild Trail and Highway 1. Property features an illegal basement suite as well. A rare opportunity to own an oversized corner lot in a well-connected area.