



GRASSROOTS
REALTY GROUP

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1917 22 Avenue NW
Calgary, Alberta

MLS # A2328635



\$835,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	963 sq.ft.	Age:	1951 (75 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Central, High Efficiency	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Electric Stove*2, Refrigerator*2, Microwave*2, Hood fan*2.

***Attention to all Investors,Builders, interior fully renovated detached bungalow with illgal suite. Totally 6 bedrooms,4full bathrooms and 2 kitchen.This 963sft bungalow is located on a large 50ft*120ft RCG lot in the heart of the great inner-city community of BANFF TRAIL. The land value is incredible, the amazing location is close to all life needs, 2 elementery schools, high school and easy access to LRT, UofC, hospital and walking distance to Confideration Park, easy transit to SAIT and downtown calgary. /////New furnace/water tank in 2023, new windows in 2023, kitchen appliances in 2023and whole house new floor from 2023. This is the property you don't want to miss, call your favorite realtor for a private showing!!!!!!