



GRASSROOTS
REALTY GROUP

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1615 22A Street NW
Calgary, Alberta

MLS # A2342034



\$779,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1953 (73 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Storage		

Inclusions: none

Discover the perfect blend of location and potential in the highly sought-after community of Briar Hill. Situated on an expansive 55' x 117' corner lot on a beautiful, tree-lined street, this property is surrounded by high-end redevelopments and luxury homes. This spacious 5-bedroom, 2-bathroom bungalow has been thoughtfully upgraded. The heart of the home features a modernized kitchen that flows seamlessly into an open-concept living and dining area. Step out from the dining room onto an oversized deck, perfectly positioned above the rear-facing double-attached garage. The home boasts beautiful flooring throughout and a fully fenced, private backyard with an additional storage shed. The expansive basement offers two additional bedrooms, ample storage, and convenient interior access to the garage. The yard is fully fenced and offers privacy with an additional storage shed. Ideally located just minutes from SAIT, North Hill Mall, transit, and local parks, this is a rare opportunity to secure a prime piece of real estate in one of the city's most desirable neighborhoods.