



**GRASSROOTS**  
REALTY GROUP

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401 22 Avenue NE  
Calgary, Alberta

MLS # A2344817



**\$749,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Winston Heights/Mountview                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 1 and Half Storey                                                         |               |                   |
| <b>Size:</b>     | 1,523 sq.ft.                                                              | <b>Age:</b>   | 1947 (79 yrs old) |
| <b>Beds:</b>     | 7                                                                         | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Single Garage Detached                                                    |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot |               |                   |

|                    |                   |                   |      |
|--------------------|-------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame        | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters |                   |      |

**Inclusions:** N/A

Great investment opportunity with M-C1 zoning and a desirable corner lot! This single-family home features vinyl flooring throughout, a newer furnace and hot water tank, and a total of 7 bedrooms and 3 full bathrooms. The main floor offers 5 bedrooms, while the upper floor includes 2 additional bedrooms, providing plenty of space and flexibility for investors. Conveniently located just steps from public transit and close to shopping, playgrounds, restaurants, and other amenities. \*\* 401 22 Ave NE \*\*