

\$750,000 - 453 22 Avenue Nw, Calgary

MLS® #A2243145

\$750,000

4 Bedroom, 3.00 Bathroom, 1,104 sqft

Single Family on 0.11 Acres

Mount Pleasant, Calgary, Alberta

Beautifully updated raised bungalow in Mount Pleasant with a **LEGAL BASEMENT SUITE!** Located on a quiet, tree lined street, this home blends modern upgrades with timeless character and offers over 2,000 sq. ft. of developed living space. The main floor features 2 bedrooms, 2 full bathrooms, and a bright open layout with a gas fireplace. A large island, stainless steel appliances, original hardwood, and curved archways add both function and charm. The legal lower suite (renovated in 2015 with added soundproofing) includes 2 bedrooms, a full bath, its own laundry, and is perfect for rental income, extended family, or an investment property. Enjoy a sunny south facing backyard with mature fruit trees, a private patio, and an oversized 23.5' x 22' double garage. Major updates include a newer roof, dual furnaces, and upgraded electrical. Prime location close to downtown, SAIT, Confederation Park, schools, and shopping! Don't miss on this opportunity - Call to view today! (id:6289)

Built in 1951

Essential Information

Listings #	A2243145
Price	\$750,000
Bedrooms	4
Bathrooms	3.00



Square Footage	1,104
Acres	0.11
Year Built	1951
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	453 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
Province	Alberta
Postal Code	T2M1N4

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	See remarks, Other, Back lane
Parking Spaces	3
Parking	Detached Garage, Parking Pad
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Stove, Oven, Microwave, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Stucco
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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