# \$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 guiet, 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)



# **Essential Information**

Listing # 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

#### **Exterior**

Exterior Stucco

Exterior Features Landscaped

Foundation Poured Concrete

## **Listing Details**

Listing Office CIR Realty





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