

**814 22 Avenue NW**  
**Calgary, Alberta**

**MLS # A2167394**



**\$875,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	1947 (77 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized, RV Access/Parking, Workshop in Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Garden, Landscaped, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RCG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

**Inclusions:** mounted coffee maker

Situated on a RC2 50-foot lot in the heart of the family-friendly Mount Pleasant community, this solid 2-bedroom + den bungalow offers a fully fenced and landscaped yard on a quiet street. Inside, the welcoming living room featuring beautiful hardwood floors and full-length south-facing windows that flood the space with natural sunlight. You'll love the convenience of the oversized double garage, as well as paved RV parking! This prime location is within walking distance to schools, just a 5-minute stroll to Confederation Park, Hockey rink, and two major bus routes. The area also offers an outdoor pool, tennis courts, restaurants, SAIT, and golf, all close by. The downtown core, Deerfoot Trail, airport and U of C are also easily accessible. With its unbeatable location and endless potential, this property is perfect for builders, homeowners or investors. Whether you're looking to rent it out, consider future development, or create your dream home, this opportunity has it all. Don't miss out on this incredible chance!