

453 22 Avenue NW
Calgary, Alberta

MLS # A2243145



\$750,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,104 sq.ft.	Age:	1951 (74 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Stucco

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

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!