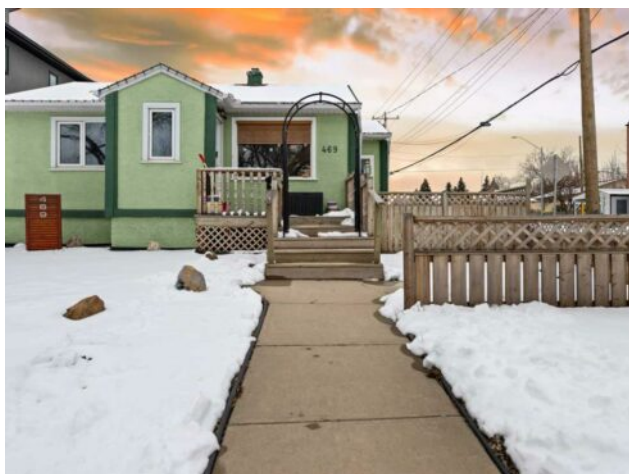


469 22 Avenue NW
Calgary, Alberta

MLS # A2210256



\$899,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	734 sq.ft.	Age:	1943 (82 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, See Remarks		

Heating: Forced Air

Floors: Ceramic Tile, Hardwood

Roof: Asphalt

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

Exceptional opportunity for Builders and investors Corner lot in Mount Pleasant with Approved DP for 4 Rowhomes with LEGAL basement suites. Located in the highly sought after inner city community of Mount Pleasant . Well Maintained Bungalow with 2 bedrooms up, living roomkitchen and full bathroom. Basement is finished . Single detached garage. Beautiful South facing backyard. Great holding property, priced to sell.