

401 22 Avenue NE
Calgary, Alberta

MLS # A2344817



\$749,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,523 sq.ft.	Age:	1947 (79 yrs old)
Beds:	7	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Great investment opportunity with M-C1 zoning and a desirable corner lot! This single-family home features vinyl flooring throughout, a newer furnace and hot water tank, and a total of 7 bedrooms and 3 full bathrooms. The main floor offers 5 bedrooms, while the upper floor includes 2 additional bedrooms, providing plenty of space and flexibility for investors. Conveniently located just steps from public transit and close to shopping, playgrounds, restaurants, and other amenities. ** 401 22 Ave NE **