

# \$899,000 - 469 22 Avenue Nw, Calgary

MLS® #A2210256

**\$899,000**

2 Bedroom, 1.00 Bathroom, 734 sqft

Residential on 0.13 Acres

Mount Pleasant, Calgary, Alberta

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.

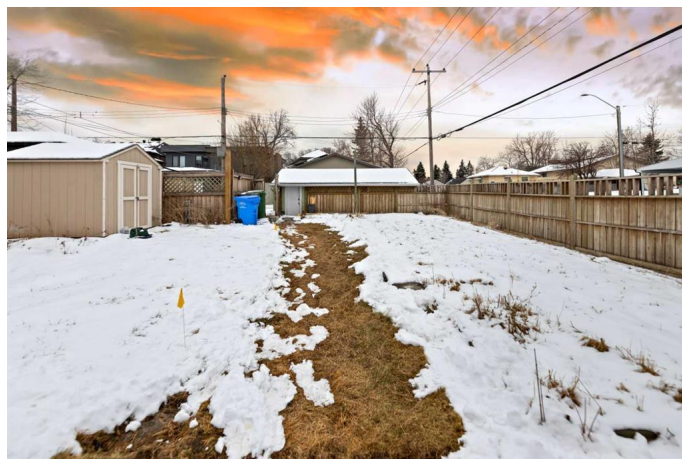
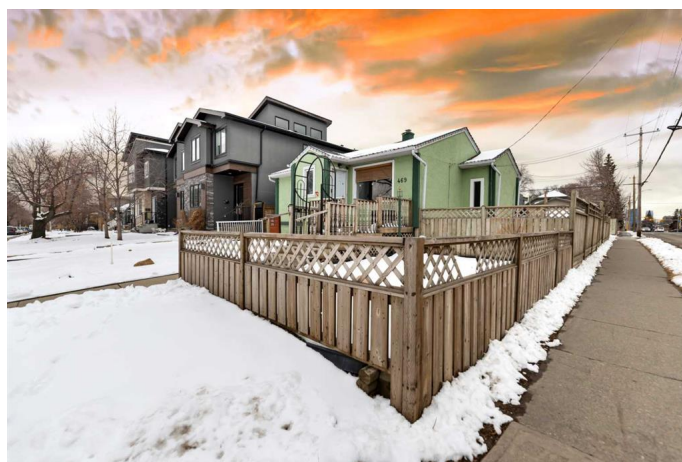
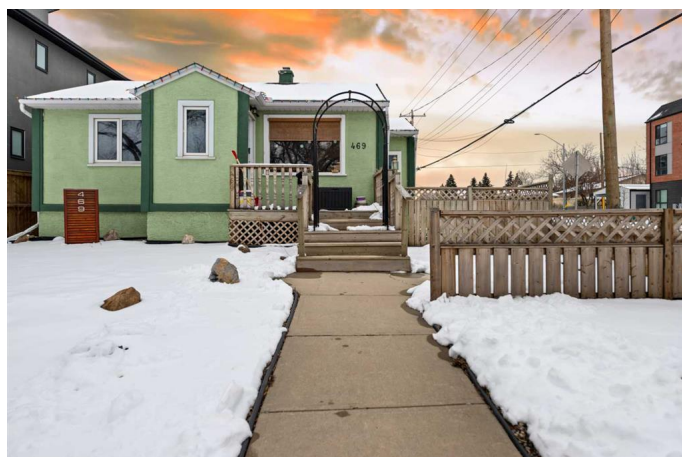
Built in 1943

## Essential Information

MLS® #	A2210256
Price	\$899,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	734
Acres	0.13
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	469 22 Avenue Nw
Subdivision	Mount Pleasant



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1N4

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, See Remarks
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	33
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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