

# \$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.

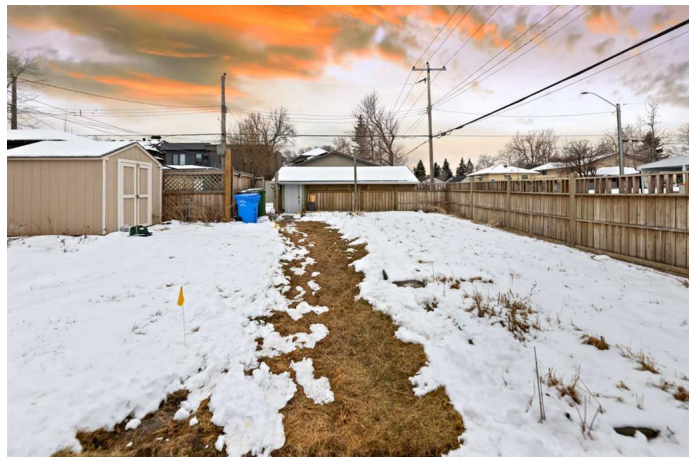
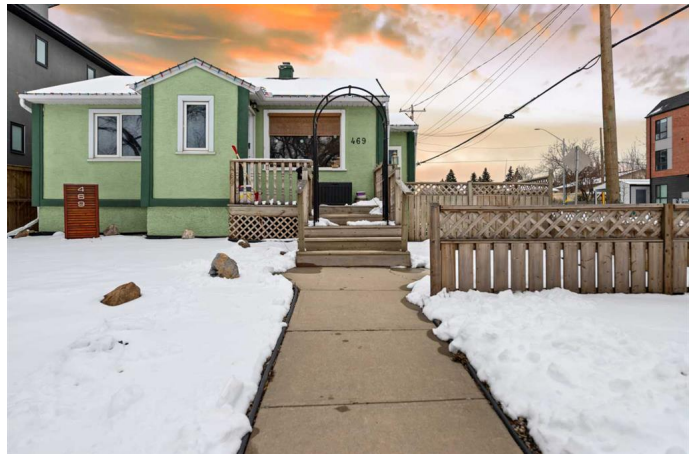
Built in 1943

## 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 | 5                |
| Zoning         | R-CG             |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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