

# \$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.

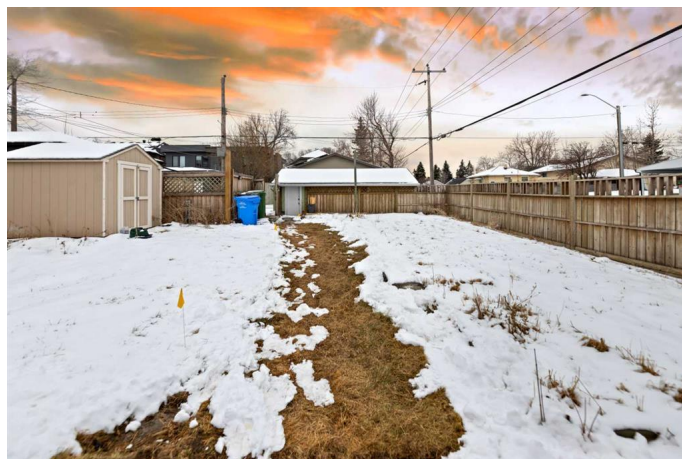
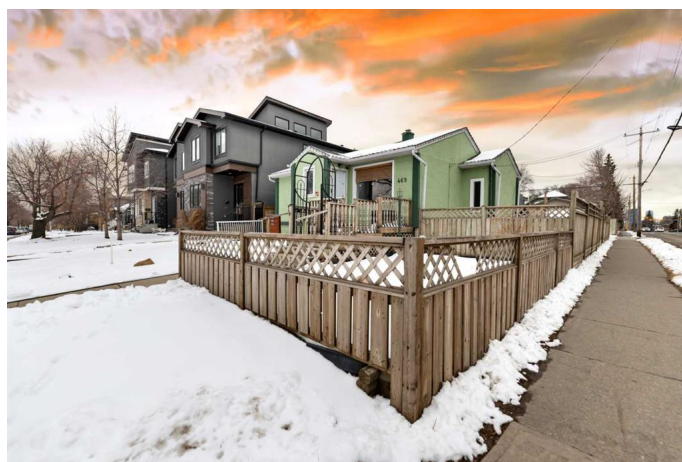
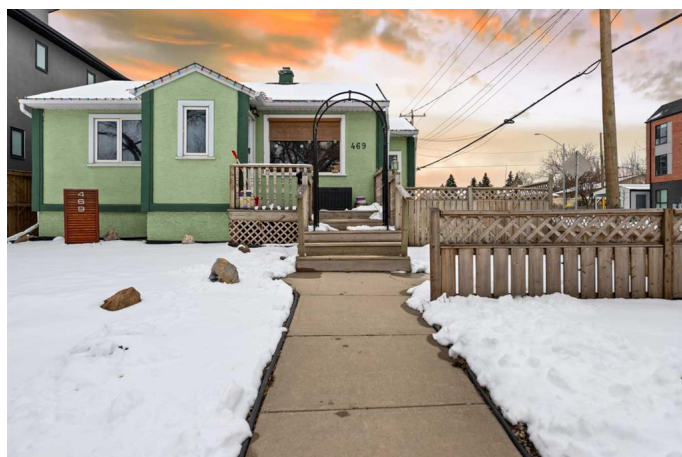
Built in 1943

## 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	8
Zoning	R-CG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.