



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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453 22 Avenue NW  
Calgary, Alberta

MLS # A2243145



\$750,000

|             |                                  |            |      |
|-------------|----------------------------------|------------|------|
| Heating:    | Forced Air                       | Water:     | -    |
| Floors:     | Carpet, Hardwood, Laminate, Tile | Sewer:     | -    |
| Roof:       | Asphalt Shingle                  | Condo Fee: | -    |
| Basement:   | Finished, Full, Suite            | LLD:       | -    |
| Exterior:   | Stucco                           | Zoning:    | R-CG |
| Foundation: | Poured Concrete                  | Utilities: | -    |
| Features:   | See Remarks                      |            |      |
| Inclusions: | n/a                              |            |      |

Beautifully updated raised bungalow in Mount Pleasant with a LEGAL BASEMENT SUITE! Located on a quiet, tree lined street, this home blends modern upgrades with timeless character and offers over 2,000 sq. ft. of developed living space. The main floor features 2 bedrooms, 2 full bathrooms, and a bright open layout with a gas fireplace. A large island, stainless steel appliances, original hardwood, and curved archways add both function and charm. The legal lower suite (renovated in 2015 with added soundproofing) includes 2 bedrooms, a full bath, its own laundry, and is perfect for rental income, extended family, or an investment property. Enjoy a sunny south facing backyard with mature fruit trees, a private patio, and an oversized 23.5' x 22' double garage. Major updates include a newer roof, dual furnaces, and upgraded electrical. Prime location close to downtown, SAIT, Confederation Park, schools, and shopping! Don't miss on this opportunity - Call to view today!