

**2440 22 Street NW
Calgary, Alberta**

MLS # A2211052



\$950,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,204 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Corner Lot, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

ATTENTION INVESTORS !!! A HUGE LOT WITH MULTIPLE DEVELOPMENTS IN THE SURROUNDINGS ! This property, located in the highly sought-after NW Calgary area, presents a unique investment opportunity for builders and developers. The location is ideal, being close to schools, playgrounds, SAIT, and Highway 1. This is an excellent chance to capitalize on the land's prime location and create something new and valuable. Don't miss out on this rare opportunity to invest in Calgary's growing real estate market!