

1527 22 Street NW  
Calgary, Alberta

MLS # A2267800



## \$790,000

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome home to this charming bungalow in the established Briar Hill neighbourhood. This well cared for residence offers a welcoming main level with bright living and dining areas that are great for daily life and for hosting friends and family. The main floor layout flows naturally and brings a sense of warmth and comfort throughout. The finished lower level expands the living space and provides additional rooms that can suit guests, a home office, or media and recreation needs. A private backyard and deck provide an enjoyable outdoor space for relaxing, gardening, and summer gatherings. The property also includes detached parking and useful outdoor storage. Located close to SAIT, North Hill Mall, local parks, transit and shopping, this home benefits from convenient access to community amenities and nearby routes into the city.