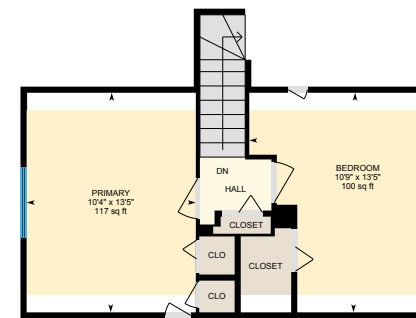


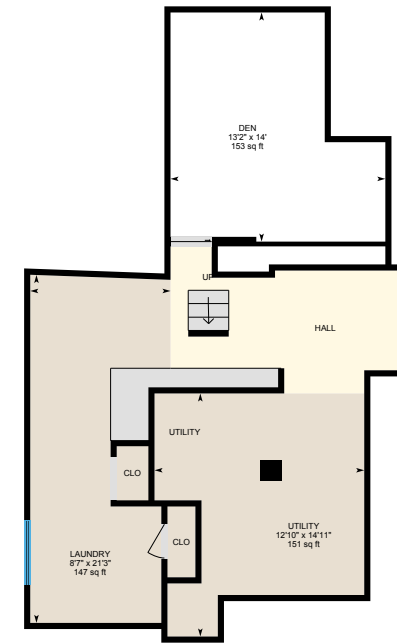
413 22 Ave NE, Calgary, AB



Main Floor
Exterior Area 801.68 sq ft



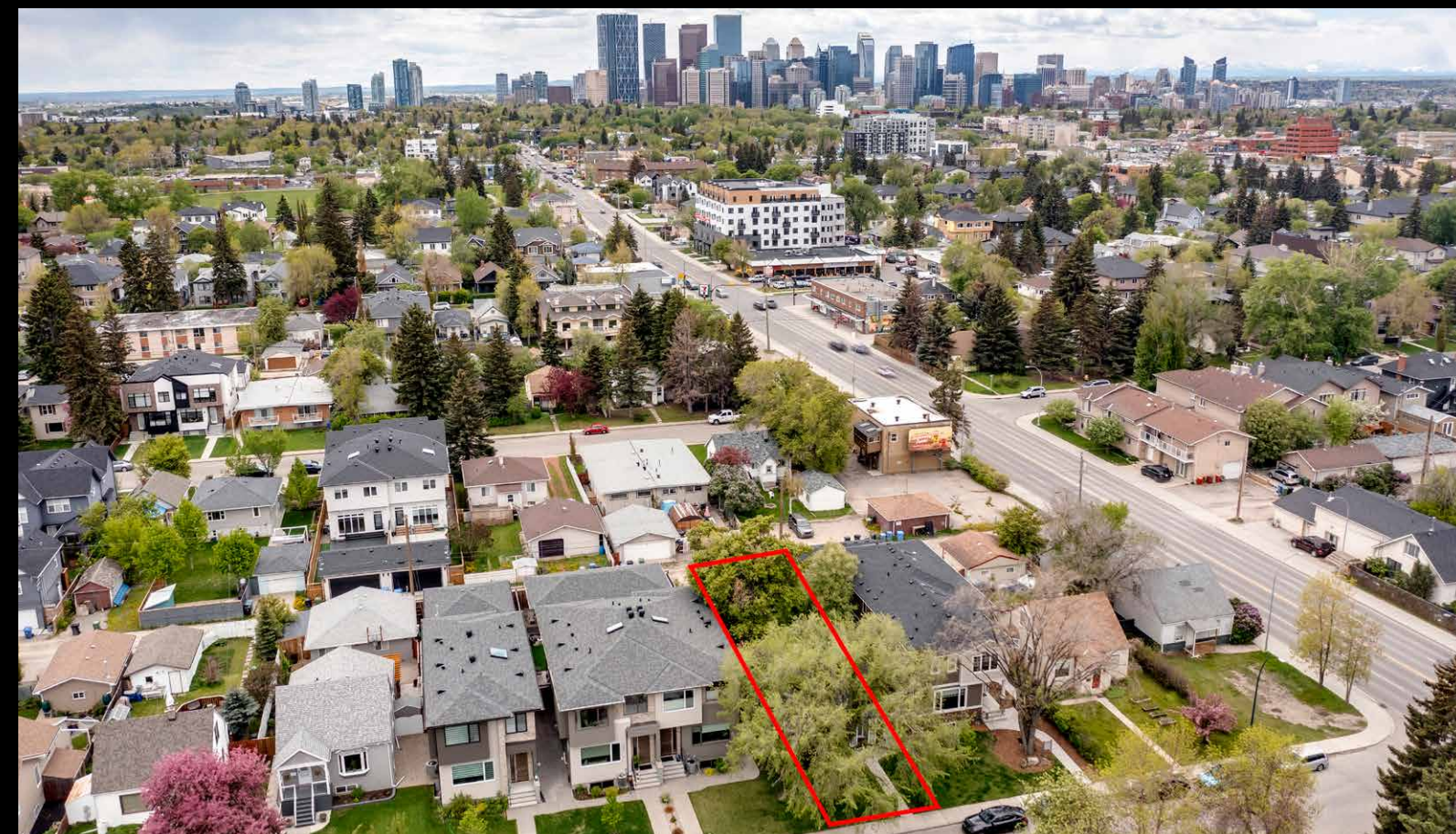
1st Floor
Exterior Area 323.41 sq ft



Basement (Below Grade)
Exterior Area 490.61 sq ft

Welcome Home to

413 22 AVE NE



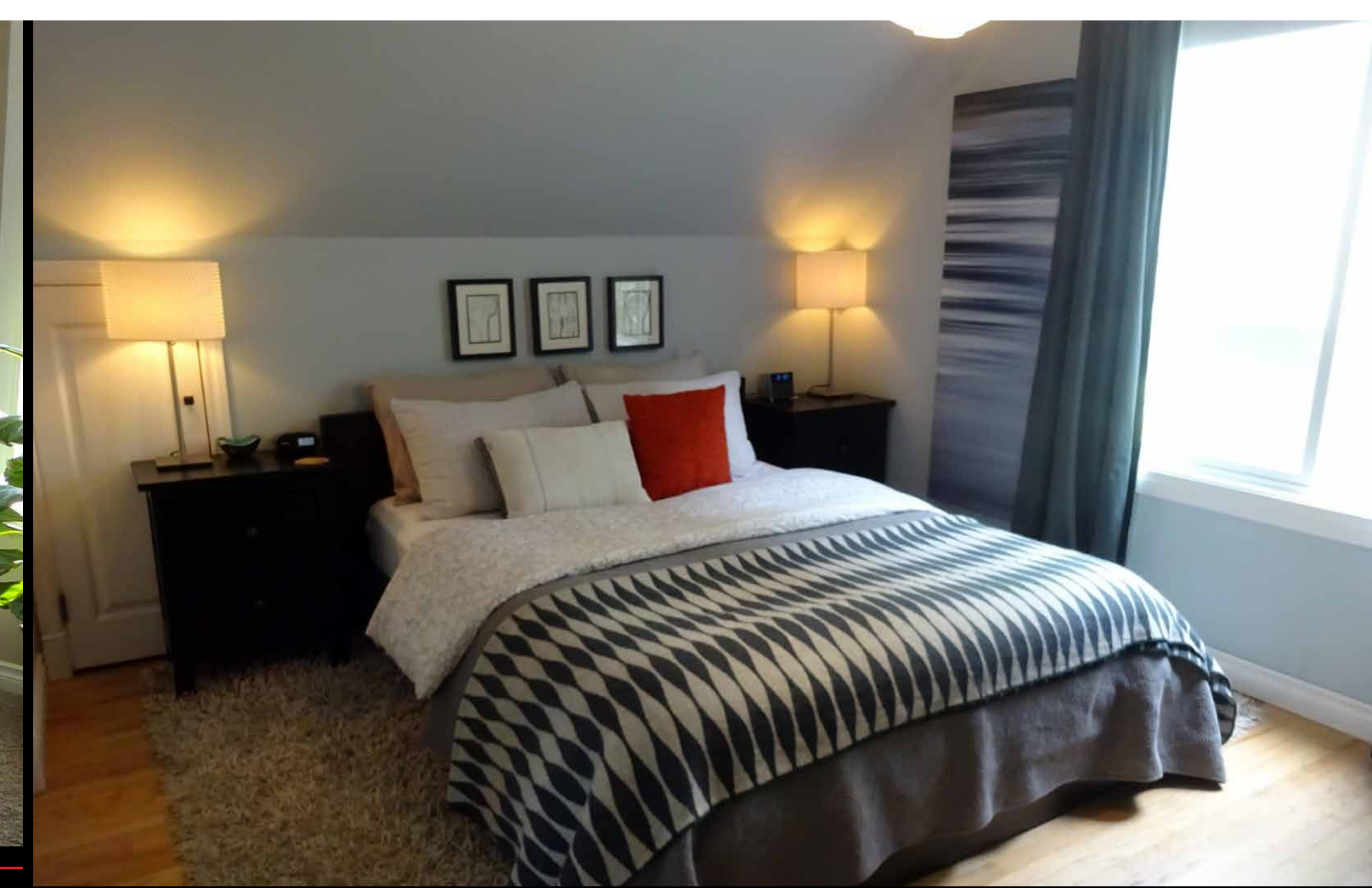
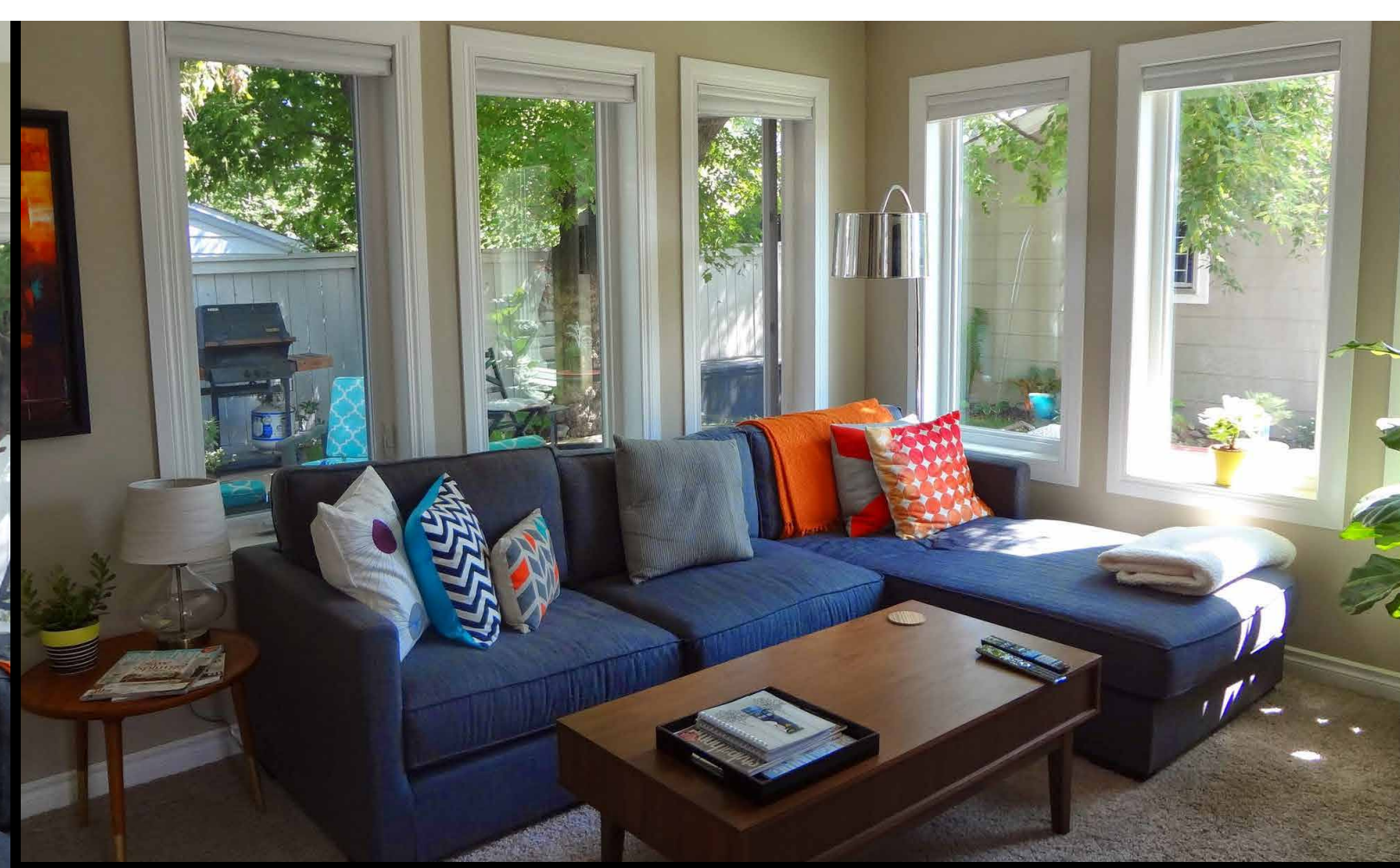
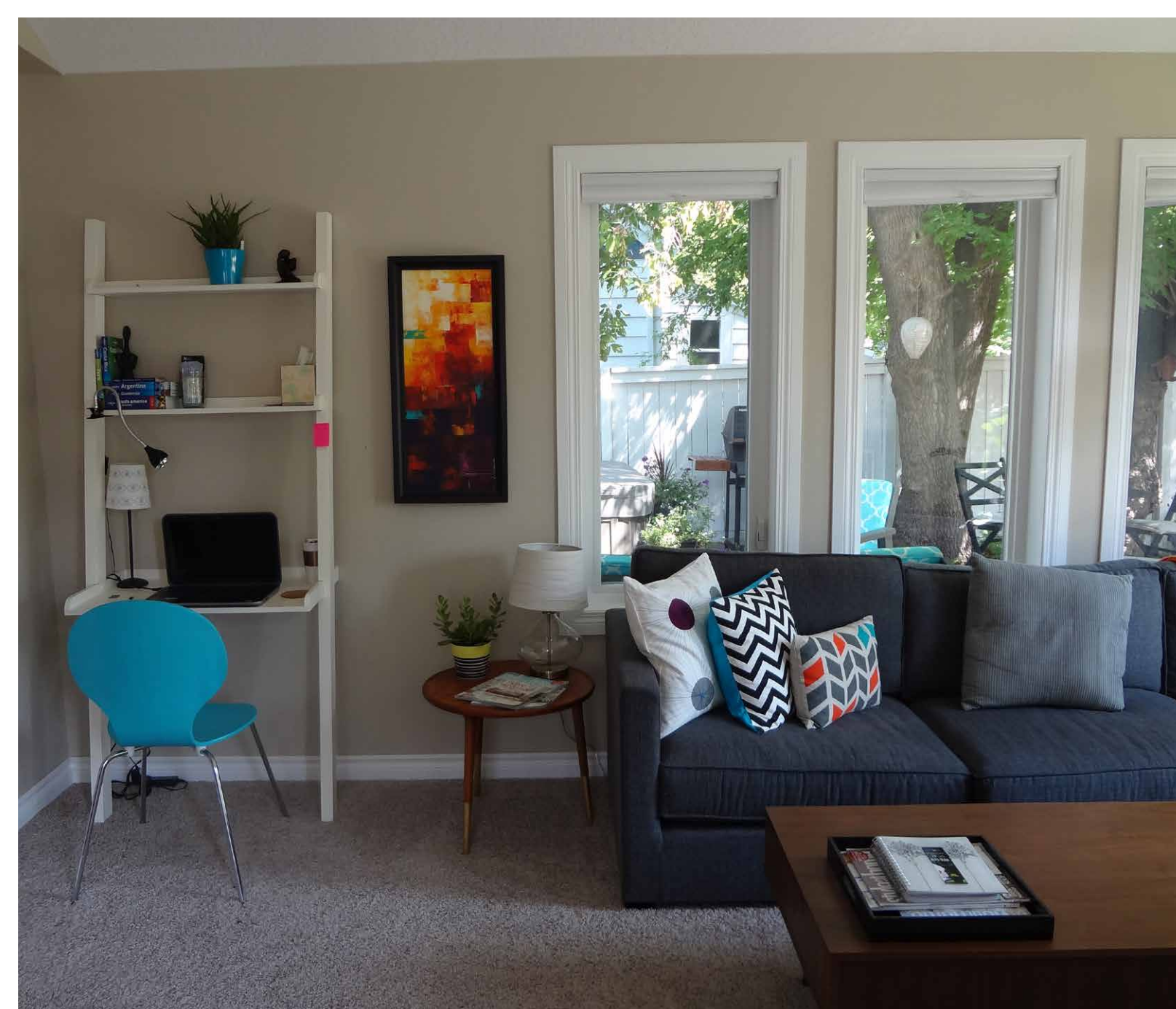
Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER



Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Perfectly situated in the inner city neighbourhood of Winston Heights-Mountview, this 1.5 Storey, 2 bedroom, 1 bath home offers 1125 sq ft of living space on a 40' x 125' lot; this makes for the perfect development opportunity, investment property or anyone looking for the convenience of inner city living. The main level encompasses indoor/outdoor living with French doors that open from the dining area onto the large south facing deck. There is a front living room as well as a back sunroom that was finished with surround sound high-end speakers, high ceilings and large windows. The kitchen was custom finished to maximize space including a fridge cubby and built-in wall pantry. Also on this level is the 4pc bath with soaker tub. On the upper level are 2 bedrooms with big windows and hardwood floors. The basement has a large laundry room with flex space, a family room and nice sized storage area. Updates include all new plumbing, majority new electrical, all new windows and doors in 2010 along with all new insulation and vapour barrier. The back sunroom/office and deck were added in 2012. See the feature sheet in photos for a full list! Close to all amenities and steps to the #4 Bus that runs straight into the downtown core. Close to schools including SAIT, Crescent Heights High School & Mountainview School. Walking distance to Renfrew Aquatic, The Winston Golf Club and amenities of Edmonton Trail, Centre Street & 16th Ave NW. Currently zoned RC-2 (Duplex), with potential to develop similar to neighbour to the west that is a triplex.



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MLS:	A2137656
Year Built:	1947
Subdivision:	Winston Heights/Mountview
Type:	Detached House
Taxes:	\$2,902.53/2024
Size:	1125 SqFt of living space

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