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Century 21 Bamber Realty Ltd
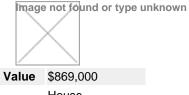
1612 17 Ave SW

Calgary, AB

T2T 0E3

617 22 AV SW, Cliff Bungalow, Calgary, Alberta, T2S 0H7, Canada

MLS®# C4266310

Property Value	$869,000
Type	House
Style	Bungalow
Basement	Full
Parking	No Assigned Parking
Year Built	1922
Living Area	1,114 sq.ft.
Lot Frontage	49.87 ft
Lot Size Area	6,006.26 sq.ft.
Bedrooms	4
Bathroom	1 full

Description

Excellent opportunity to own a piece of Calgary's inner city with this 50 x 120 bungalow in the beautiful community of Cliff Bungalow. Located on a quiet tree-lined street, this gem has over 2200 sq ft of living space with 3 beds + den & 1 bath. Enjoy a morning coffee on your front porch and open the front door and the charming foyer leads to a spacious living room + dining room. The renovated kitchen is complete with quartz, white shaker cabinetry, stainless appliances and a island. Two bedrooms and an updated bathroom complete the main floor. Down the stairs, the lower level opens up to a large family room, den/office, a third bedroom, and laundry room. Large south facing backyard perfect for entertaining & just steps away to Montessori School and all of the shops and restaurants of 4 St + 17th Avenue SW. And downtown is only minutes away. Opportunity knocks to live in & hold, build your dream home or build upto units 6 as per city zoning.

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