

**720 22 Avenue NW**  
**Calgary, Alberta**

**MLS # A2296938**



**\$999,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** N/A

Opportunity Alert! Calling all BUILDERS, DEVELOPERS, AND INVESTORS! This is a rare opportunity to secure a huge 50 x 120 R-CG zoned lot (think 2-luxury infills, or something higher density like a 4-plex) in one of the most sought after inner-city communities of Mount Pleasant, and in a premium spot being just steps away to the Mount Pleasant Outdoor Pool for hot summer days, the Sportsplex for ice-skating, cafes, schools, confederation park, Arts Centre, public transit, quick access to downtown, and more. The house is move-in ready, or rent it out while you make your development plans, as it boasts almost 1300sqft above grade, 3-beds, 2-baths, a finished basement, newer deck in the private backyard with alley access, single detached garage, and Central-AC. Mount Pleasant continues to see rapid appreciation with a mix of charming character homes and high-end new developments, making this a rare and valuable investment. Act fast as Lots of this size in a prime location with R-CG zoning don't last, and bring your vision to this vibrant Calgary community! Seeing is believing, book your showings today before this is gone!!!