

**814 22 Avenue SE**  
**Calgary, Alberta**

**MLS # A2207257**



**\$644,900**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	739 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home, See Remarks

**Inclusions:** none

OPEN HOUSE SAT, APRIL 5 AND SUN, APRIL 6 FROM 2-4PM\*\*\*\*Location is everything, and this home is in one of the best spots in the city. Just steps from the main street of Inglewood, you'll have easy access to incredible restaurants, unique shops, the river, the zoo, and scenic walking paths. Downtown Calgary is within walking distance, and with Deerfoot Trail nearby, getting around the city is effortless. Nestled on one of Ramsay's most desirable tree-lined streets, this charming one-bedroom, (also another bedroom in the basement) one-bathroom home offers plenty of character and potential for basement development. A covered front porch welcomes you into the beautifully renovated main level. The kitchen has been completely updated with new cabinets, stainless steel appliances, durable LG Viatera countertops, and reclaimed hardwood flooring and beams that add warmth and charm. The spacious bedroom features a stylish barn door and ample closet space, while the renovated bathroom includes a custom shower and extra storage. Both plumbing and electrical have been redone. At the back of the home, a convenient landing leads to a large deck. The oversized double garage is heated, fully insulated, and drywalled, making it an ideal workspace or additional storage area. The home also includes a reverse osmosis drinking water system, adding to the thoughtful upgrades. The L-shaped dining and living area provides plenty of space for entertaining or setting up a cozy work or reading nook. Downstairs, the concrete basement features a new hot water tank (2024) and new furnace (2024), washer-dryer set, and a finished den that can be used as a bedroom, home gym or storage room. With a backyard deck ready for summer barbecues and a front porch perfect for morning coffee, this home offers year-round enjoyment. Renovations completed in

2016 bring a fresh, modern feel, with added insulation and new windows in the kitchen, bedroom, bathroom, and basement. Don't waste time to view. Shows extremely well.