

Agents:

# REAL PHANEUF

Status: *Active*  
Occupancy: *Seller*  
Type: *MLS*  
Lock Box: *Leni*  
Appointment: *Realtor*

**Royal LePage Foothills**  
**Bus: 249-4322**  
[www.calgaryconnection.com](http://www.calgaryconnection.com)  
E-mail: [rphaneuf@rfoothills.com](mailto:rphaneuf@rfoothills.com)

Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **1 Full**  
Taxes: (07) **\$1884.18**  
Possession: **30 Days Neg.**

Address:

**2302 22 Ave S.W.**

District: **Richmond Park**  
Number: **C029**  
Plan **5140AG Block29 Lot 39,40**

Home Size: **699.66 sq. ft.**  
**65.0 sq. m.**  
Age: **1912**  
Lot: **R-2**  
Style: **Bungalow**  
Parking: **Dble Detached**  
Ext. Finish: **Stucco/Wood**

Floor Finish: *Carpet, Lino*  
Heat: *Forced Air*  
Landscaped: *Fully*  
Fenced: *Yes*  
Basement: *Unfinished*

Price: **\$374,900**  
Dwnpmt: **\$374,900**  
Mortgage: **Treat as Clear**  
Interest: **Title**  
Matures:  
L.I.:

Dining Room: (M) 10" x 6'6"  
Kitchen: (M) 8" x 7'6"  
Master Bedroom: (M) 12" x 8'3"

Family Room: (M) 14" x 12'6"  
Bedroom: (M) 12" x 8'4"  
Bathrooms: 4 piece main

**Included in Price: Gas Stove, All Window Coverings**

**Highlights & Special Features:** *Spectacular location, in desirable Richmond Park/Knob-Hill, adjacent to a secluded park surrounded by expensive re-developed properties. Away from busy streets, this 33' X 110' lot would be the ideal location for an upscale re-development. This is a corner lot, expanding the opportunities it offers to the builder. Major attractions are a short distance from this home and include, Marda-Loop, 17 Avenue eclectic shops and restaurants, and easy access into the downtown core. This home has a newer furnace and wiring throughout the house along with an oversized double garage. This home has an abundance of windows and offers spacious rooms. Excellent opportunities exist, buy, rent out the house, and hold it until you are ready to build...or, why wait, build today. Hurry, seldom do properties like these come available. For further information and additional pictures go to: [www.calgaryconnection.com](http://www.calgaryconnection.com) or contact Real Phaneuf at 249-4322.*