

# \$699,900 - 2136 22 Avenue Sw, Calgary

MLS® #A2227877

**\$699,900**

3 Bedroom, 1.00 Bathroom, 1,020 sqft

Residential on 0.12 Acres

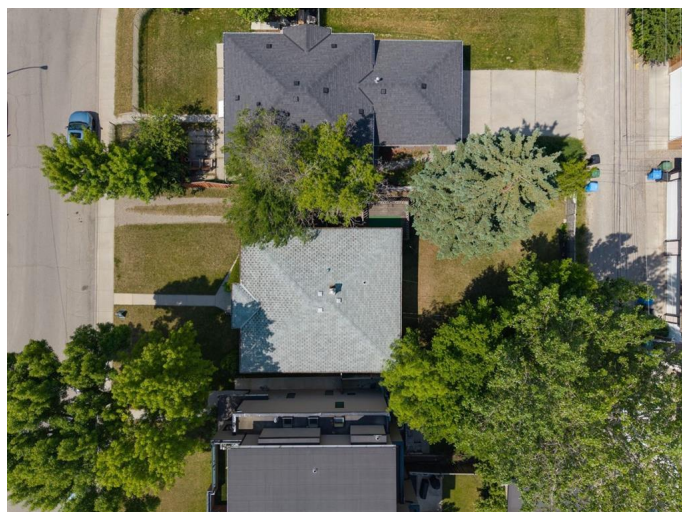
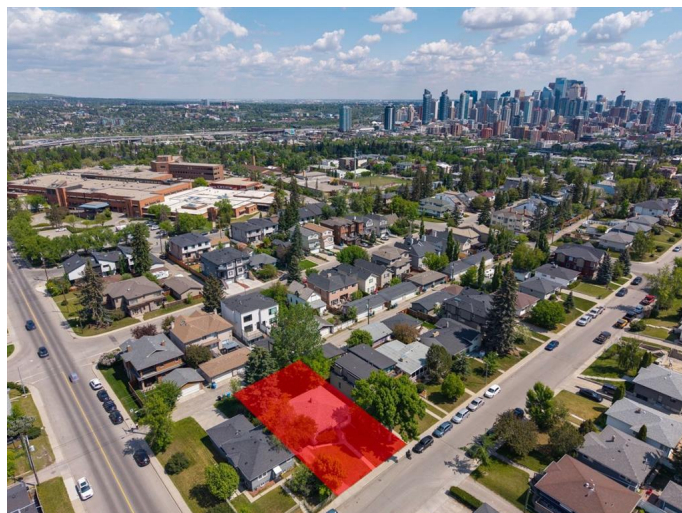
Richmond, Calgary, Alberta

LARGE PRICE DROP. ATTN DEVELOPERS, BUYERS & INVESTORS. Outstanding value in a prime location in RICHMOND on a Mature Tree'd 14.97m x 33.42m R-CG south facing lot. A great investment to build 2 infills or your dream home in the future. These kinds of properties are often snapped up by developers & are hard to find on a 5382 SQ ft. LOT! Unbeatable location close to 17th avenue SW, , U of C, Downtown, shops & restaurants in Marda Loop + more. Downtown Calgary is a 5-7 minute drive. This is a rare opportunity to buy a great investment property. Land is in high demand in well located areas of Richmond(East of Crowchild), don't miss this opportunity! Great holding property!

Built in 1951

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227877    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,020       |
| Acres          | 0.12        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2136 22 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 0S5           |

## Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

## Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Separate Entrance                     |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                            |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Full, Partially Finished              |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt         |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 34             |
| Zoning         | R-CG           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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