

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

MLS® #A2227877

**\$699,900**

3 Bedroom, 1.00 Bathroom, 1,020 sqft

Residential on 0.12 Acres

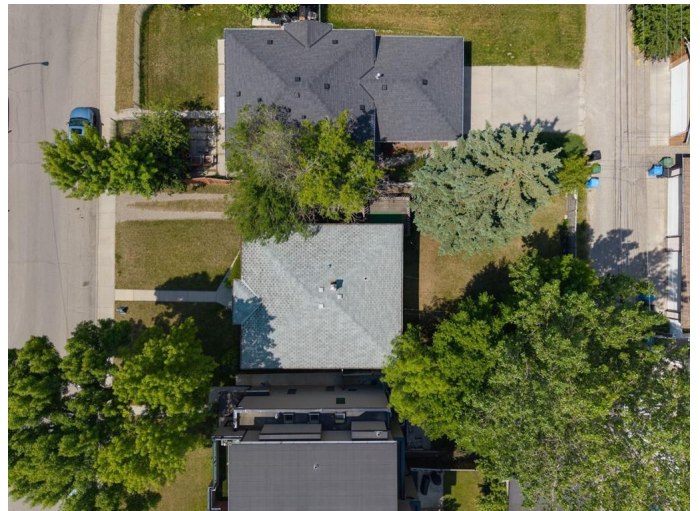
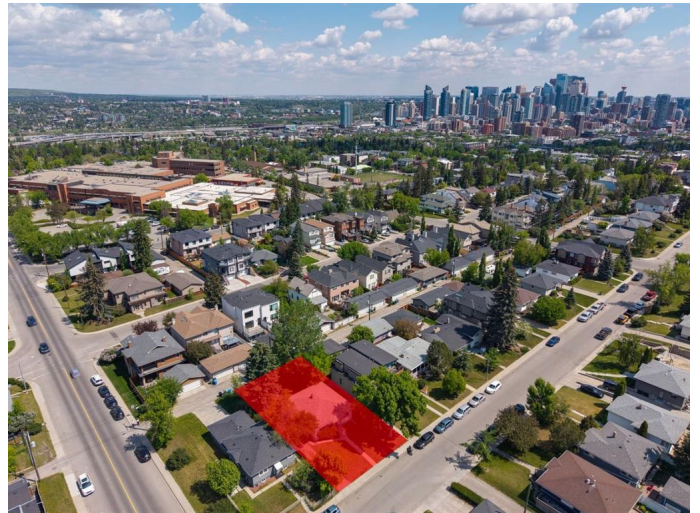
Richmond, Calgary, Alberta

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
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## Community Information

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

## Amenities

Parking	Off Street
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## 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	24
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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