$975,000 - 223 22 Avenue Ne, Calgary

MLS® #A2229549

$975,000

3 Bedroom, 1.00 Bathroom, 1,388 sqft
Residential on 0.18 Acres
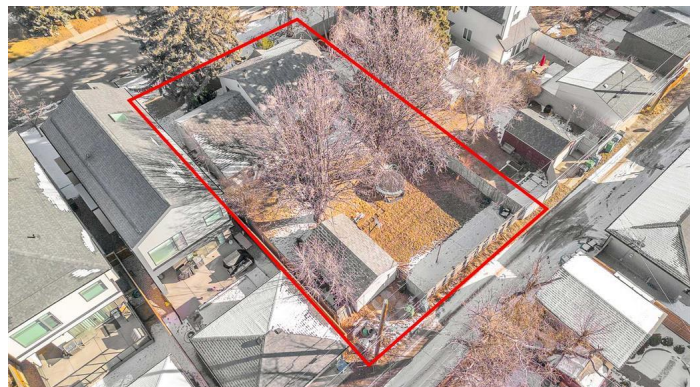
Tuxedo Park, Calgary, Alberta

Developers & Investors! A rare opportunity to secure a massive 62.5' x 125' lot in the highly sought-after inner-city community of Tuxedo Park. Currently zoned R-C2, with potential for increased density pending the city's proposed blanket re-zoning. This expansive lot offers endless redevelopment possibilities and features a desirable south-facing backyard. Clean title and (non-compliant) RPR available. While there is no access to the house, you are welcome to walk the property. Oversized lots like this are a rare findâ€"donâ€™t miss this exceptional investment opportunity!

Built in 1947

Essential Information

MLS® #	A2229549
Price	$975,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,388
Acres	0.18
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	223 22 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1T6

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Front Yard, Lawn, Level, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	2% Realty