\$798,800 - 2136 22 Avenue Sw, Calgary

MLS® #A2208259

\$798,800

4 Bedroom, 2.00 Bathroom, 1,019 sqft Residential on 0.12 Acres

Richmond, Calgary, Alberta

Nestled on a quiet, tree-lined street in the trendy Richmond neighborhood of Calgary, this charming 3-bedroom bungalow is a true gem! Perfectly positioned just minutes from Crowchild Trail and a short walk to the vibrant shops and cafes along 17th Avenue, this property offers a prime location with incredible potential. Whether you're an investor, renovator, or someone looking for a home filled with character and charm, this property checks all the boxes. With its R-CG zoning, large 50 x 110 lot, and expansive backyard, the possibilities are endless! Three good-sized bedrooms provide plenty of space for family, guests, or a home office. Whether you're looking to renovate the existing home, rebuild a new modern house, or a duplex the possibilities are wide open. Step outside to a fully-fenced backyardâ€"ideal for hosting summer BBQs, gardening, or creating your private oasis.

This property is ideal for those seeking a charming home in one of Calgary's most sought-after neighborhoods with exceptional potential for future growth. Don't waitâ€"homes like this in Richmond are hard to come by!



Built in 1951

Essential Information

MLS® # A2208259 Price \$798,800 Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,019

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, Back Yard, Front Yard, Lawn, Low Maintenance Landscape

Roof Asphalt Shingle

Construction See Remarks

Foundation Poured Concrete

Additional Information

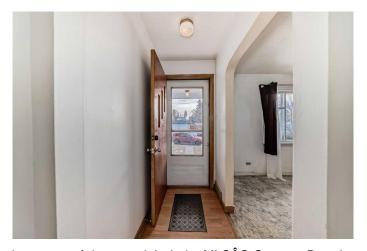
Date Listed April 3rd, 2025

Days on Market 40

Zoning R-CG

Listing Details

Listing Office First Place Realty



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