

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

MLS® #A2227877

**\$699,900**

3 Bedroom, 1.00 Bathroom, 1,020 sqft

Residential on 0.12 Acres

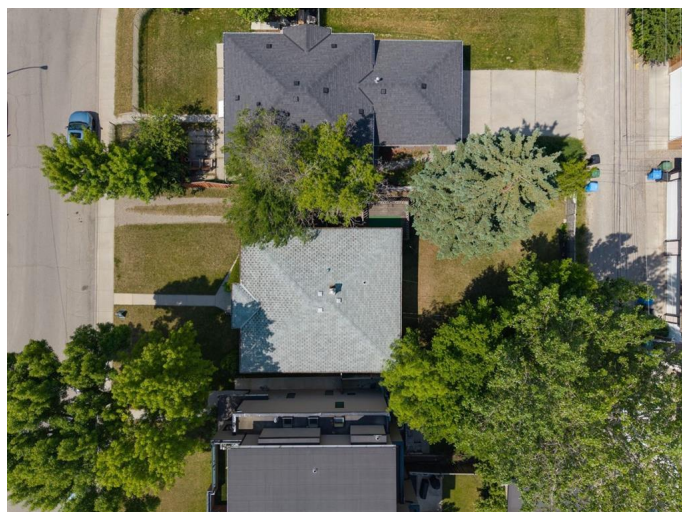
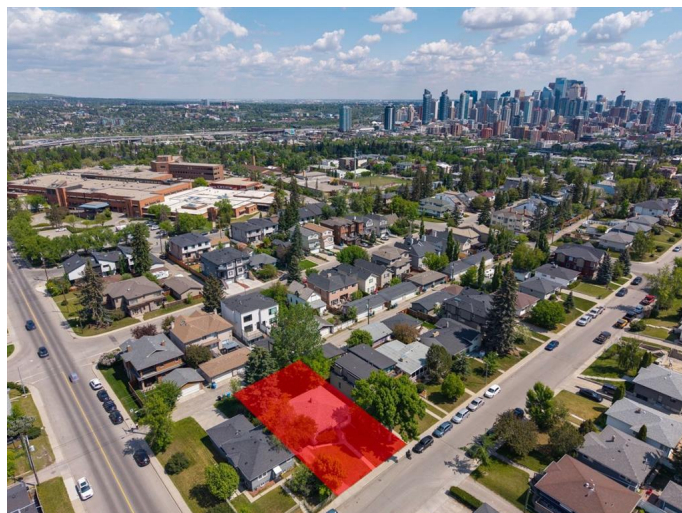
Richmond, Calgary, Alberta

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 | 27             |
| Zoning         | R-CG           |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.