# \$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**

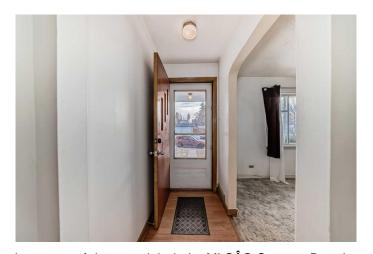
Date Listed April 3rd, 2025

Days on Market 37

Zoning R-CG

## **Listing Details**

Listing Office First Place Realty



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