

\$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 backyard—ideal for hosting summer BBQs, gardening, or creating your private oasis.

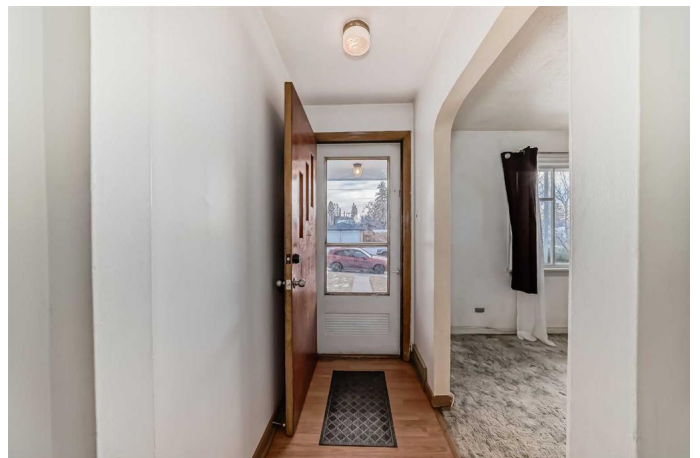
This property is ideal for those seeking a charming home in one of Calgary's most sought-after neighborhoods with exceptional potential for future growth. Don't wait—homes like this in Richmond are hard to come by!

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 9
Zoning R-CG

Listing Details

Listing Office First Place Realty

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