

# \$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	16
Zoning	R-CG

## **Listing Details**

Listing Office	First Place Realty
----------------	--------------------

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.