

# \$749,900 - 2136 22 Avenue Sw, Calgary

MLS® #A2227877

**\$749,900**

3 Bedroom, 1.00 Bathroom, 1,020 sqft  
Residential on 0.12 Acres

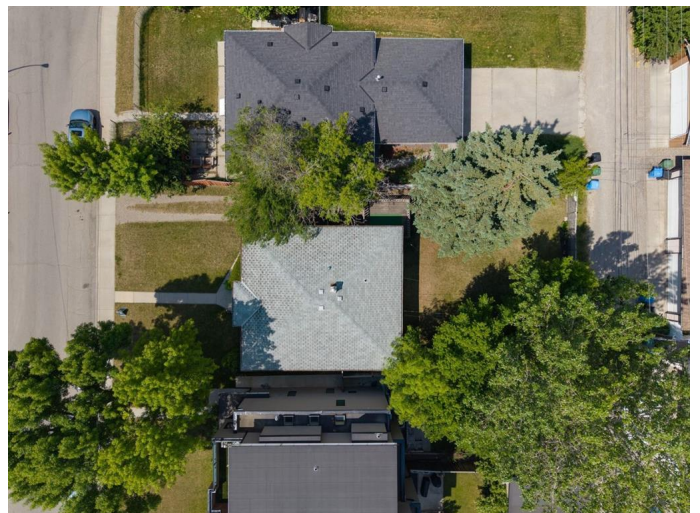
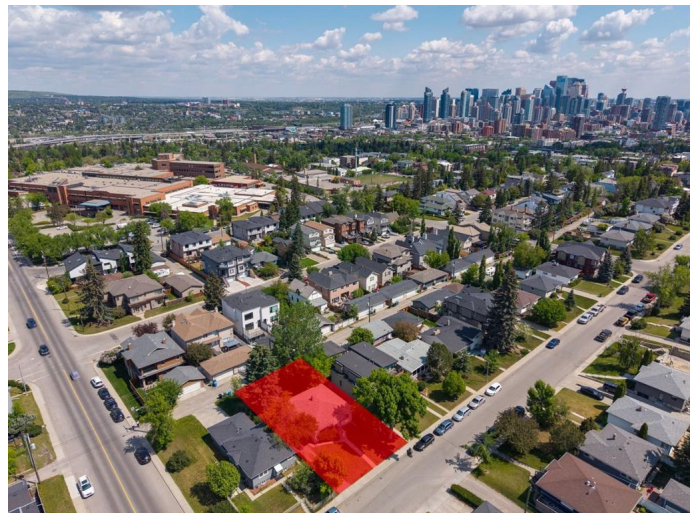
Richmond, Calgary, Alberta

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! Real Property report is on order.

Built in 1951

## Essential Information

MLS® #	A2227877
Price	\$749,900
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
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### 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	8
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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