

# \$899,900 - 2119 22 Avenue Sw, Calgary

MLS® #A2199877

**\$899,900**

3 Bedroom, 2.00 Bathroom, 901 sqft  
Residential on 0.13 Acres

Richmond, Calgary, Alberta

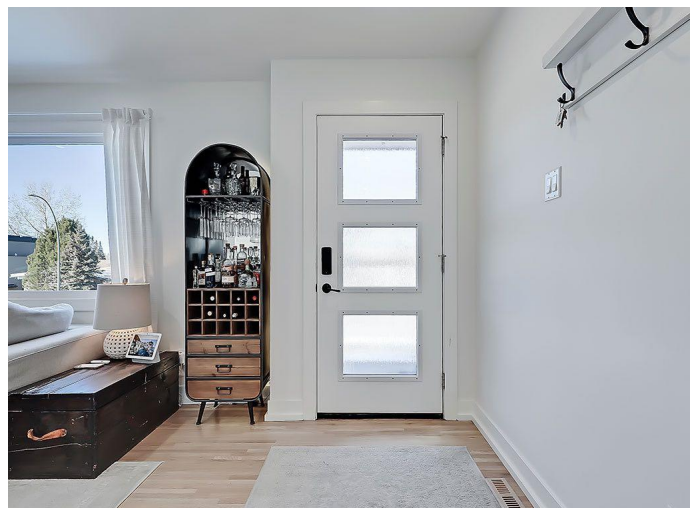
Situated on a 50â€™™ lot with a sunny south-facing backyard, this beautifully renovated bungalow offers exceptional versatilityâ€™”perfect for investors, developers, or homeowners looking for additional income from the legal basement suite.

The main floor boasts a bright and open layout featuring two bedrooms with built-in storage, a stylish 4-piece bathroom, and a spacious living and dining area accented by a feature wall. The modern kitchen is designed for both style and functionality, offering ample storage, sleek finishes, and stainless steel appliances. Recessed lighting and new millwork add to the homeâ€™™s contemporary appeal.

The legal basement suite provides a large bedroom, 4-piece bath, private laundry, and a fully equipped kitchenâ€™”ideal for rental income or multi-generational living. A separate storage room and laundry area are reserved for the main floor unit.

Outside, the fully fenced backyard features garden beds and a patio, while the single detached garage and long driveway provide ample off-street parking.

This property has strong rental potential with estimated income of \$2,500/month upstairs and \$1,600/month downstairs. Its elevated lot offers potential for stunning city views from a future new build, with the possibility of a



reverse walkout design. Currently zoned for a duplex or single-family home, this is an excellent holding property with quick access to 17th Ave SW, downtown, and all essential amenities.

Don't miss out on this prime inner-city opportunity whether you're looking to live, invest, or develop!

Built in 1951

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199877    |
| Price          | \$899,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 901         |
| Acres          | 0.13        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2119 22 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T0S6            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Oversized, Single Garage Detached |
| # of Garages   | 1                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer              |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Living Room, None, See Remarks  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 29              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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