



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2115 22 Avenue, Calgary T2T 0S6**

MLS®#: **A2157758**

Area: **Richmond**

Listing Date: **08/14/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1951**

Finished Floor Area  
Abv Sqft: **1,018**  
Low Sqft:  
Ttl Sqft: **1,018**

Lot Information

Lot Sz Ar: **5,478 sqft**  
Lot Shape:

DOM

**35**  
Layout  
Beds: **4 (3 1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 11`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 11`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 9`6"</b>
<b>Family Room</b>	<b>Basement</b>	<b>18`5" x 13`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>18`5" x 13`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 9`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 9`6"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`6" x 6`5"</b>

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-C2</b>
Legal Desc:	<b>8997GC</b>

Remarks

Pub Rmks: **Investor's Dream Opportunity! Prime 50X110 RC2 South-Facing Lot in the sought-after Richmond neighborhood, perfect for building your luxury home or high-end development on a street that won't allow for 4plex+ development! This property boasts a well-maintained mid-century raised 3+1 bedroom bungalow, ready for rental income while you plan your next move. With a NEW ROOF, FURNACE AND GUTTERS installed just last year and a new HOT WATER TANK and NEW FRIDGE in 2021, it's hassle-free and move-in ready from day one! The unique sloped terrain offers endless possibilities for a garage-under semi-detached or an elegant single-family home. It currently features an oversized 24X24, over-height double detached garage, along with a single attached walk-out garage—ample space for vehicles and storage. This coveted inner-city location is minutes away from the Richmond Road Diagnostic & Treatment Centre, Marda Loop, and the vibrant 17th Avenue shopping and dining district. Enjoy easy access to walking and cycling paths, dog parks, schools, playgrounds, and the rest of the city via Crowchild Trail, all within a few minutes by car. This property is AVAILABLE FOR IMMEDIATE POSSESSION! Don't miss out on the chance to create something truly spectacular in one of the city's most desirable areas!**

Inclusions: **NONE**  
Property Listed By: **RE/MAX iRealty Innovations**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**