



THE
A-TEAM

**RE/MAX
FIRST**

2136 22 Avenue, Calgary T2T 0S5

MLS®#: **A2183877**

Area: **Richmond**

Listing Date: **12/17/24**

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,382 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,018**

Low Sqft:

Ttl Sqft: **1,018**

DOM

4

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

See Remarks

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer,Refrigerator,Stove(s),Washer

Int Feat:

Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	30`11" x 31`2"
Bedroom	Main	30`11" x 36`11"
Living Room	Main	33`1" x 45`11"
Kitchen	Main	37`2" x 37`6"
3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	36`11" x 42`1"

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Main	37`9" x 36`11"
Dinette	Main	27`11" x 45`8"
Laundry	Lower	28`5" x 34`2"
Game Room	Basement	60`8" x 41`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8997GC

Remarks

Pub Rmks:

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!

Inclusions:

N/A

Property Listed By:

First Place Realty

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











