



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

**36**  
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:

**8997GC**

Zoning:  
**R-CG**

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**











