



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2119 22 Avenue, Calgary T2T0S6**

MLS® #: **A2199877**

Area: **Richmond**

Listing Date: **03/06/25**

List Price: **\$919,000**

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

Finished Floor Area  
Abv Sqft: **901**  
Low Sqft:  
Ttl Sqft: **901**

DOM

**8**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Fruit Trees/Shrub(s),Interior Lot,Landscaped,Lawn,Rectangular Lot**  
Park Feat: **Oversized,Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **No Smoking Home,Quartz Counters,Recessed Lighting,See Remarks,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`8" x 13`5"
Dinette	Main	6`6" x 5`8"
Bedroom	Main	11`11" x 9`0"
Bedroom	Basement	12`7" x 10`8"
Kitchen With Eating Area	Basement	13`7" x 9`3"

Room	Level	Dimensions
Kitchen	Main	13`9" x 10`2"
Bedroom - Primary	Main	13`4" x 11`9"
4pc Bathroom	Main	0`0" x 0`0"
Game Room	Basement	14`5" x 12`2"
Flex Space	Basement	12`5" x 9`3"

4pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8997GC**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Situated on a 50' lot with a sunny south-facing backyard, this beautifully renovated bungalow offers exceptional versatility—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 home's contemporary appeal. The legal basement suite provides a large bedroom, 4-piece bath, private laundry, and a fully equipped kitchen—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!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

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

















