

# \$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

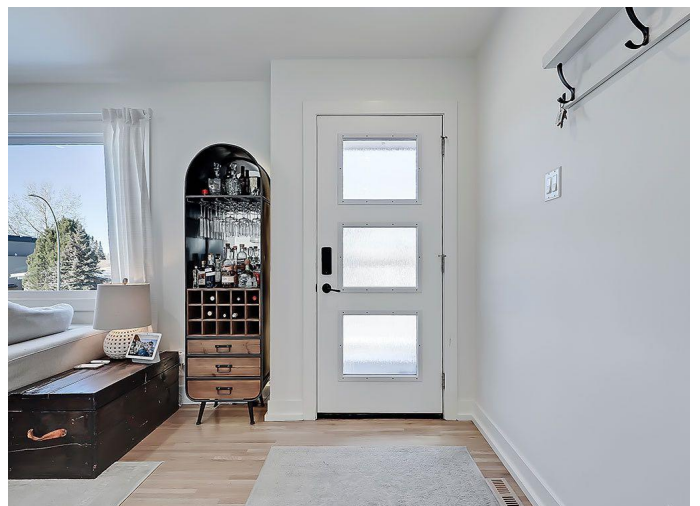
Situated on a 50â€™™ lot with a sunny south-facing backyard, this beautifully renovated bungalow offers exceptional versatilityâ€™”perfect for investors, developers, or homeowners looking for additional income from the legal basement suite.

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	24
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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