\$1,099,900 - 223 22 Avenue Ne, Calgary

MLS® #A2202387

\$1,099,900

3 Bedroom, 1.00 Bathroom, 1,388 sqft Residential on 0.18 Acres

Tuxedo Park, Calgary, Alberta

Developers & Investors! A rare opportunity to secure a massive 62.5' x 125' lot in the highly sought-after inner-city community of Tuxedo Park. Currently zoned R-C2, with potential for increased density pending the city's proposed blanket re-zoning. This expansive lot offers endless redevelopment possibilities and features a desirable south-facing backyard. Clean title and (non-compliant) RPR available. While there is no access to the house, you are welcome to walk the property. Oversized lots like this are a rare findâ€"don't miss this exceptional investment opportunity!



Essential Information

MLS® # A2202387 Price \$1,099,900

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,388
Acres 0.18
Year Built 1947

Type Residential Sub-Type Detached

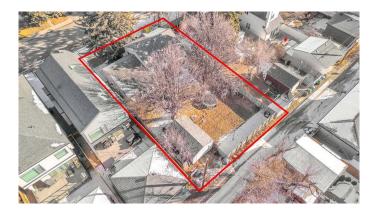
Style Bungalow

Status Active

Community Information







Address 223 22 Avenue Ne

Subdivision Tuxedo Park

City Calgary
County Calgary
Province Alberta
Postal Code T2E 1T6

Amenities

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features No Animal Home

Appliances None

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Front Yard, Lawn, Level, Many Trees, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2025

Days on Market 24

Zoning R-CG

Listing Details

Listing Office 2% Realty

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