

\$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

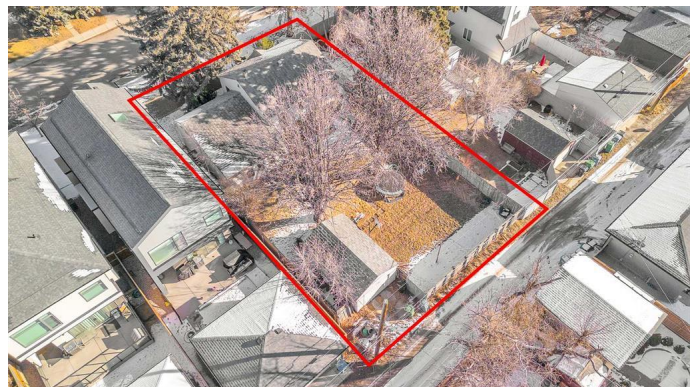
Developers & Investors! A rare opportunity to secure a massive 62.5' x 125' lot in the highly sought-after inner-city community of Tuxedo Park. Currently zoned R-C2, with potential for increased density pending the city's proposed blanket re-zoning. This expansive lot offers endless redevelopment possibilities 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 find—don't miss this exceptional investment opportunity!

Built in 1947

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 | 43 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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