

# \$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

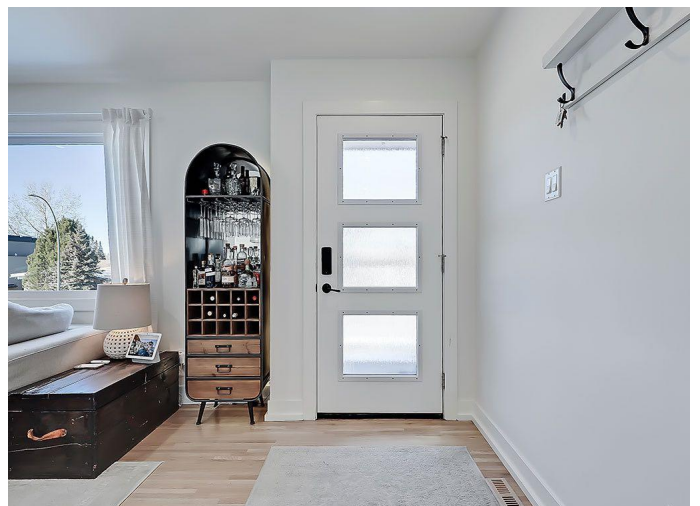
Situated on a 50â€™™ lot with a sunny south-facing backyard, this beautifully renovated bungalow offers exceptional versatilityâ€™”perfect for investors, developers, or homeowners looking for additional income from the legal basement suite.

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	45
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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