

## 223 22 Avenue Calgary Alberta

\$1,099,900

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! (id:6769)

Bedroom 7.08 Ft x 5.00 Ft

Laundry room 8.83 Ft x 4.92 Ft

Living room 14.50 Ft x 13.42 Ft

Kitchen 10.33 Ft x 7.67 Ft

Other 8.92 Ft x 6.00 Ft

Family room 20.83 Ft x 17.42 Ft

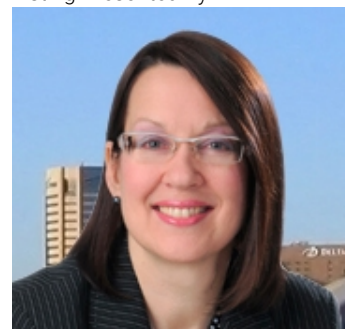
Recreational, Games room 12.83 Ft x 12.50 Ft

Bedroom 11.50 Ft x 10.42 Ft

Bedroom 11.50 Ft x 10.42 Ft

4pc Bathroom 7.75 Ft x 7.50 Ft

Listing Presented By:



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