



## 4640 22 Avenue Calgary Alberta

\$775,000

Rare opportunity to secure a prime 50x120 R-C1 corner lot in the desirable NW inner city! Situated in a quiet Upper Montgomery neighborhood, this property is ideal for redevelopment or potential multi-family units (pending City of Calgary approvals). The lot currently features an older up/down duplex (lower suite is illegal), surrounded by newer million-dollar homes that capitalize on stunning river valley escarpment views. This sought-after location is just steps from Montalban Park, minutes to Market Mall, the University of Calgary, two hospitals, and only 10-12 minutes to downtown. Plus, it offers convenient access west to the mountains. Don't miss out on this incredible value in a highly coveted area—act fast! (id:6769)

Bedroom 3.50 M x 3.30 M

Bedroom 3.10 M x 2.60 M

3pc Bathroom Measurements not available

Bedroom 4.00 M x 3.40 M

Den 4.20 M x 3.00 M

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net